

Local Market Update for March 2026

Provided by New Jersey REALTORS®



Salem County

Salem County

Single Family

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	108	81	- 25.0%	243	188	- 22.6%
Closed Sales	64	49	- 23.4%	168	141	- 16.1%
Days on Market Until Sale	58	72	+ 24.1%	57	59	+ 3.5%
Median Sales Price*	\$279,500	\$280,000	+ 0.2%	\$265,000	\$275,000	+ 3.8%
Percent of List Price Received*	99.5%	96.5%	- 3.0%	97.9%	97.4%	- 0.5%
Inventory of Homes for Sale	213	196	- 8.0%	--	--	--
Months Supply of Inventory	3.6	3.3	- 8.3%	--	--	--

Townhouse-Condo

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	2	0	- 100.0%	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	13	0	- 100.0%	52	0	- 100.0%
Median Sales Price*	\$123,000	\$0	- 100.0%	\$107,750	\$0	- 100.0%
Percent of List Price Received*	100.1%	0.0%	- 100.0%	98.7%	0.0%	- 100.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	5.0	2.3	- 54.0%	--	--	--

Adult Community

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	15	1	- 93.3%	19	2	- 89.5%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	11	0	- 100.0%	82	39	- 52.4%
Median Sales Price*	\$135,000	\$0	- 100.0%	\$340,000	\$135,000	- 60.3%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.1%	100.0%	+ 0.9%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	15.3	17.1	+ 11.8%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

