

# Local Market Update for February 2025

Provided by New Jersey REALTORS®



## Salem County

Salem County

### Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	87	54	- 37.9%	164	134	- 18.3%
Closed Sales	50	50	0.0%	89	102	+ 14.6%
Days on Market Until Sale	60	59	- 1.7%	59	57	- 3.4%
Median Sales Price*	\$245,000	<b>\$280,000</b>	+ 14.3%	\$240,000	<b>\$265,000</b>	+ 10.4%
Percent of List Price Received*	97.1%	<b>98.2%</b>	+ 1.1%	96.8%	<b>96.9%</b>	+ 0.1%
Inventory of Homes for Sale	249	230	- 7.6%	--	--	--
Months Supply of Inventory	4.1	4.0	- 2.4%	--	--	--

### Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	1	1	0.0%	3	2	- 33.3%
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	0	90	--	0	90	--
Median Sales Price*	\$0	<b>\$92,500</b>	--	\$0	<b>\$92,500</b>	--
Percent of List Price Received*	0.0%	<b>97.4%</b>	--	0.0%	<b>97.4%</b>	--
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--

### Adult Community

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	0	4	--	0	4	--
Closed Sales	0	2	--	0	2	--
Days on Market Until Sale	0	117	--	0	117	--
Median Sales Price*	\$0	<b>\$397,500</b>	--	\$0	<b>\$397,500</b>	--
Percent of List Price Received*	0.0%	<b>98.6%</b>	--	0.0%	<b>98.6%</b>	--
Inventory of Homes for Sale	1	14	+ 1,300.0%	--	--	--
Months Supply of Inventory	0.8	8.9	+ 1,012.5%	--	--	--

\* 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

