

Local Market Update for April 2025

Provided by New Jersey REALTORS®



Salem County

Salem County

Single Family

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	82	90	+ 9.8%	320	331	+ 3.4%
Closed Sales	47	54	+ 14.9%	208	222	+ 6.7%
Days on Market Until Sale	53	36	- 32.1%	51	52	+ 2.0%
Median Sales Price*	\$270,000	\$285,000	+ 5.6%	\$245,000	\$268,000	+ 9.4%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	98.6%	98.3%	- 0.3%
Inventory of Homes for Sale	237	250	+ 5.5%	--	--	--
Months Supply of Inventory	3.9	4.2	+ 7.7%	--	--	--

Townhouse-Condo

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1	0	- 100.0%	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	10	0	- 100.0%	60	52	- 13.3%
Median Sales Price*	\$95,000	\$0	- 100.0%	\$97,000	\$107,750	+ 11.1%
Percent of List Price Received*	101.6%	0.0%	- 100.0%	100.5%	98.7%	- 1.8%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	3.0	+ 150.0%	--	--	--

Adult Community

	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1	2	+ 100.0%	1	21	+ 2,000.0%
Closed Sales	1	0	- 100.0%	1	5	+ 400.0%
Days on Market Until Sale	97	0	- 100.0%	97	125	+ 28.9%
Median Sales Price*	\$49,000	\$0	- 100.0%	\$49,000	\$455,000	+ 828.6%
Percent of List Price Received*	96.1%	0.0%	- 100.0%	96.1%	99.4%	+ 3.4%
Inventory of Homes for Sale	0	20	--	--	--	--
Months Supply of Inventory	0.0	11.4	--	--	--	--

* 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

