

Local Market Update for December 2025

Provided by New Jersey REALTORS®



Salem County

Salem County

Single Family

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	58	47	- 19.0%	988	1,039	+ 5.2%
Closed Sales	64	62	- 3.1%	689	742	+ 7.7%
Days on Market Until Sale	45	46	+ 2.2%	44	46	+ 4.5%
Median Sales Price*	\$270,000	\$282,270	+ 4.5%	\$260,000	\$281,938	+ 8.4%
Percent of List Price Received*	99.5%	99.9%	+ 0.4%	99.2%	99.3%	+ 0.1%
Inventory of Homes for Sale	214	208	- 2.8%	--	--	--
Months Supply of Inventory	3.6	3.4	- 5.6%	--	--	--

Townhouse-Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	1	0	- 100.0%	9	7	- 22.2%
Closed Sales	0	0	--	4	5	+ 25.0%
Days on Market Until Sale	0	0	--	70	87	+ 24.3%
Median Sales Price*	\$0	\$0	--	\$103,500	\$123,000	+ 18.8%
Percent of List Price Received*	0.0%	0.0%	--	95.5%	97.0%	+ 1.6%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

Adult Community

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	0	2	--	19	27	+ 42.1%
Closed Sales	1	0	- 100.0%	9	11	+ 22.2%
Days on Market Until Sale	23	0	- 100.0%	28	97	+ 246.4%
Median Sales Price*	\$120,000	\$0	- 100.0%	\$370,000	\$340,000	- 8.1%
Percent of List Price Received*	100.4%	0.0%	- 100.0%	100.1%	99.2%	- 0.9%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	6.1	13.8	+ 126.2%	--	--	--

* 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

