

Local Market Update for October 2025

Provided by New Jersey REALTORS®



Salem County

Salem County

Single Family

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	89	96	+ 7.9%	863	916	+ 6.1%
Closed Sales	34	65	+ 91.2%	566	618	+ 9.2%
Days on Market Until Sale	41	52	+ 26.8%	45	45	0.0%
Median Sales Price*	\$259,950	\$265,000	+ 1.9%	\$260,000	\$280,000	+ 7.7%
Percent of List Price Received*	99.8%	97.5%	- 2.3%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	238	252	+ 5.9%	--	--	--
Months Supply of Inventory	4.1	4.2	+ 2.4%	--	--	--

Townhouse-Condo

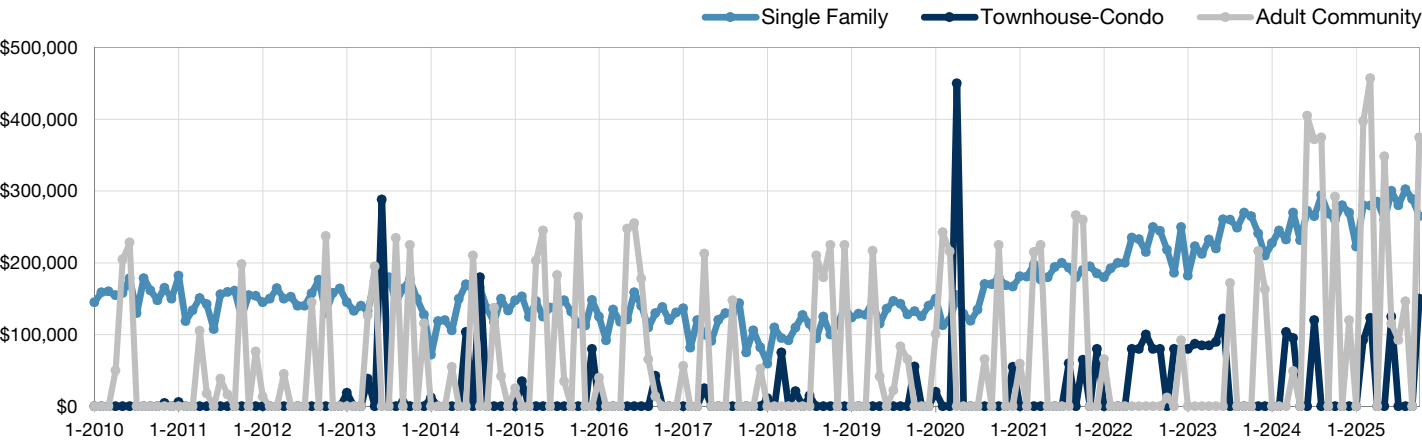
Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	0	0	--	8	6	- 25.0%
Closed Sales	0	1	--	4	4	0.0%
Days on Market Until Sale	0	30	--	70	65	- 7.1%
Median Sales Price*	\$0	\$150,000	--	\$103,500	\$124,000	+ 19.8%
Percent of List Price Received*	0.0%	100.0%	--	95.5%	96.8%	+ 1.4%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	3.2	+ 113.3%	--	--	--

Adult Community

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	2	0	- 100.0%	18	25	+ 38.9%
Closed Sales	3	1	- 66.7%	8	11	+ 37.5%
Days on Market Until Sale	28	61	+ 117.9%	29	97	+ 234.5%
Median Sales Price*	\$292,000	\$374,500	+ 28.3%	\$371,000	\$340,000	- 8.4%
Percent of List Price Received*	100.4%	100.7%	+ 0.3%	100.1%	99.2%	- 0.9%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	6.1	12.8	+ 109.8%	--	--	--

* 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



Current as of November 09, 2025. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/- 4% at a 95% confidence level. Report © 2025 ShowingTime Plus, LLC.