

Local Market Update for June 2025

Provided by New Jersey REALTORS®



Salem County

Salem County

Single Family

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	96	95	- 1.0%	498	528	+ 6.0%
Closed Sales	64	69	+ 7.8%	333	350	+ 5.1%
Days on Market Until Sale	48	35	- 27.1%	48	48	0.0%
Median Sales Price*	\$272,450	\$300,000	+ 10.1%	\$250,000	\$275,000	+ 10.0%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	199	214	+ 7.5%	--	--	--
Months Supply of Inventory	3.4	3.7	+ 8.8%	--	--	--

Townhouse-Condo

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	0	0	--	5	4	- 20.0%
Closed Sales	0	1	--	3	3	0.0%
Days on Market Until Sale	0	125	--	60	76	+ 26.7%
Median Sales Price*	\$0	\$125,000	--	\$97,000	\$123,000	+ 26.8%
Percent of List Price Received*	0.0%	89.9%	--	100.5%	95.8%	- 4.7%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--

Adult Community

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	1	1	0.0%	4	24	+ 500.0%
Closed Sales	1	1	0.0%	2	7	+ 250.0%
Days on Market Until Sale	12	87	+ 625.0%	55	111	+ 101.8%
Median Sales Price*	\$405,000	\$115,000	- 71.6%	\$227,000	\$348,500	+ 53.5%
Percent of List Price Received*	101.3%	100.0%	- 1.3%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	1	20	+ 1,900.0%	--	--	--
Months Supply of Inventory	0.6	12.0	+ 1,900.0%	--	--	--

* 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

