Local Market Update for September 2025

Provided by New Jersey REALTORS®

Salem County

Salem County

Single Family

Key Metrics	September 2024	September 2025	Percent Change	Year to Date Thru 9-2024	Year to Date Thru 9-2025	Percent Change
New Listings	93	**98**	+ 5.4%	774	**812**	+ 4.9%
Closed Sales	66	**65**	- 1.5%	532	**549**	+ 3.2%
Days on Market Until Sale	34	**38**	+ 11.8%	45	**44**	- 2.2%
Median Sales Price*	$268,500	**$290,000**	+ 8.0%	$260,000	**$280,000**	+ 7.7%
Percent of List Price Received*	100.3%	**100.1%**	- 0.2%	99.2%	**99.4%**	+ 0.2%
Inventory of Homes for Sale	239	**228**	- 4.6%	--	**--**	--
Months Supply of Inventory	4.2	**3.7**	- 11.9%	--	**--**	--

Townhouse-Condo

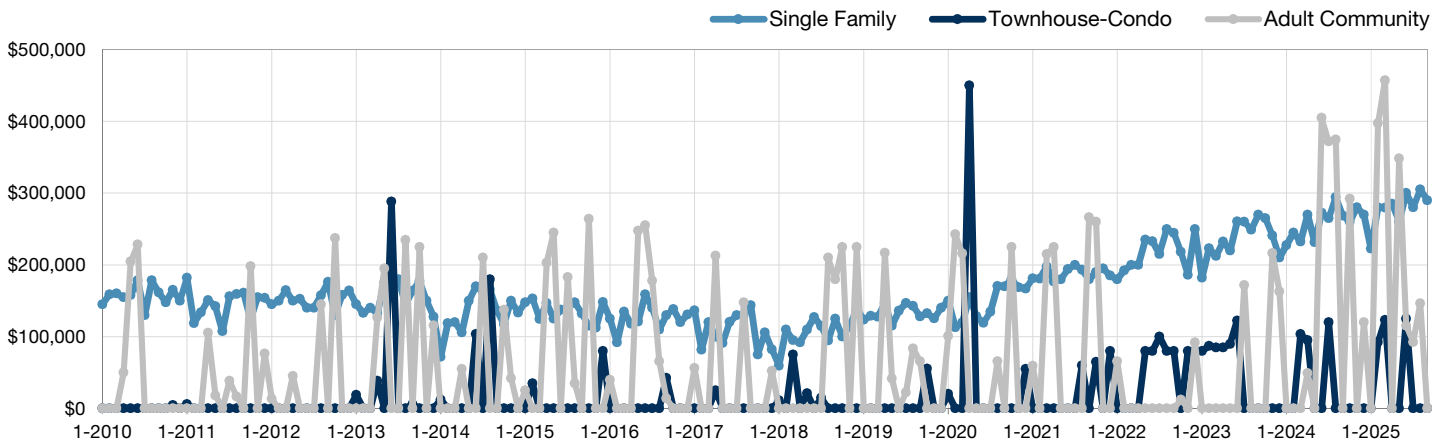
Key Metrics	September 2024	September 2025	Percent Change	Year to Date Thru 9-2024	Year to Date Thru 9-2025	Percent Change
New Listings	2	**0**	- 100.0%	8	**6**	- 25.0%
Closed Sales	0	**0**	--	4	**3**	- 25.0%
Days on Market Until Sale	0	**0**	--	70	**76**	+ 8.6%
Median Sales Price*	$0	**$0**	--	$103,500	**$123,000**	+ 18.8%
Percent of List Price Received*	0.0%	**0.0%**	--	95.5%	**95.8%**	+ 0.3%
Inventory of Homes for Sale	2	**5**	+ 150.0%	--	**--**	--
Months Supply of Inventory	1.5	**5.0**	+ 233.3%	--	**--**	--

Adult Community

Key Metrics	September 2024	September 2025	Percent Change	Year to Date Thru 9-2024	Year to Date Thru 9-2025	Percent Change
New Listings	7	**0**	- 100.0%	16	**25**	+ 56.3%
Closed Sales	0	**0**	--	5	**10**	+ 100.0%
Days on Market Until Sale	0	**0**	--	30	**101**	+ 236.7%
Median Sales Price*	$0	**$0**	--	$374,000	**$243,250**	- 35.0%
Percent of List Price Received*	0.0%	**0.0%**	--	99.9%	**99.0%**	- 0.9%
Inventory of Homes for Sale	9	**18**	+ 100.0%	--	**--**	--
Months Supply of Inventory	4.9	**13.1**	+ 167.3%	--	**--**	--

* 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 October 10, 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.