Local Market Update – August 2026

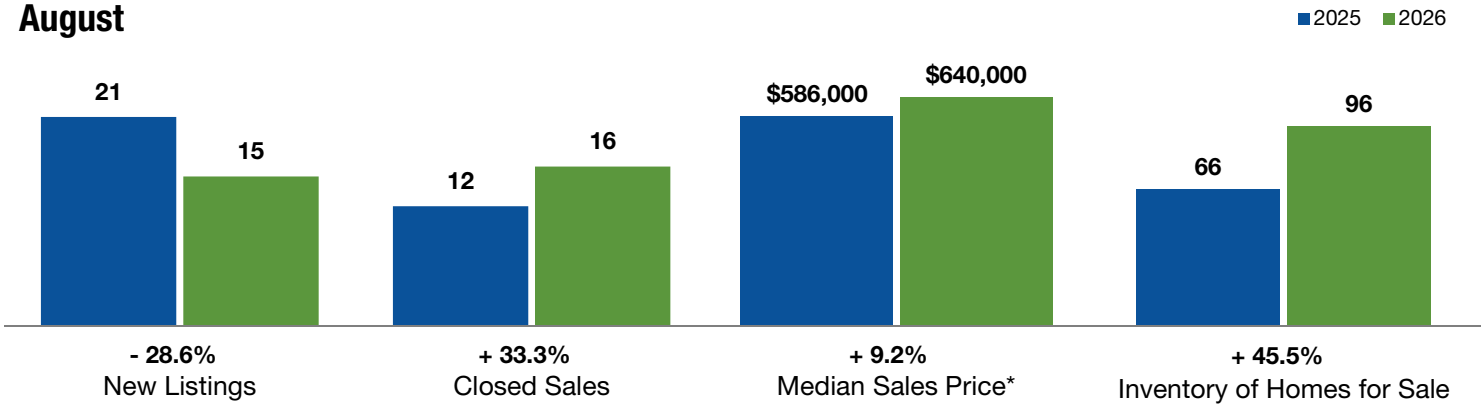
A Research Tool Provided by the Western Upstate Association of REALTORS®

Salem

	August			YTD		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	21	**15**	- 28.6%	176	**191**	+ 8.5%
Closed Sales	12	**16**	+ 33.3%	97	**103**	+ 6.2%
Median Sales Price*	$586,000	**$640,000**	+ 9.2%	$572,000	**$782,000**	+ 36.7%
Percent of List Price Received*	96.1%	**94.7%**	- 1.5%	96.4%	**96.7%**	+ 0.3%
Days on Market Until Sale	83	**94**	+ 13.3%	90	**91**	+ 1.1%
Inventory of Homes for Sale	66	**96**	+ 45.5%	--	**--**	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

