

THE LONG & FOSTER MARKET MINUTE™

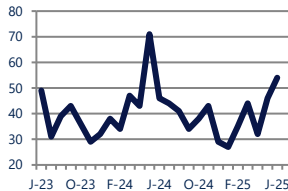
FOCUS ON: **SALEM AND CATAWBA HOUSING MARKET**

JUNE 2025

Zip Code(s): 24153 and 24070

Units Sold

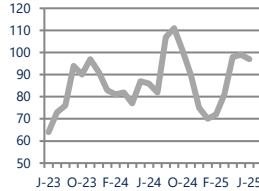
54



Up 17%
Vs. Year Ago

Active Inventory

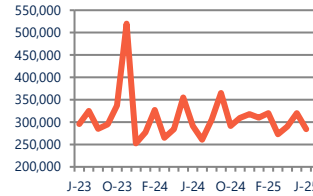
97



Up 13%
Vs. Year Ago

Median Sale Price

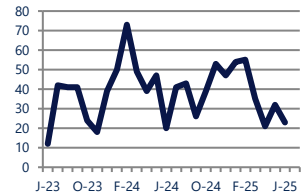
\$284,500



Down -2%
Vs. Year Ago

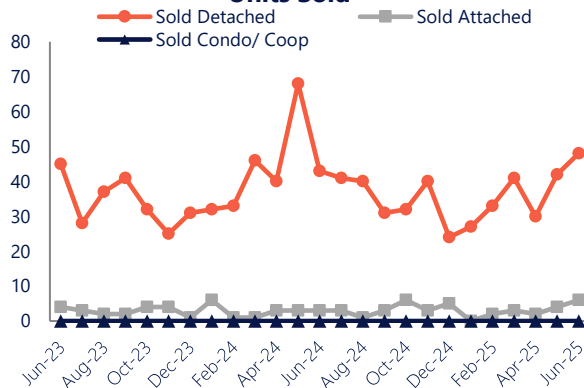
Days On Market

23



Up 15%
Vs. Year Ago

Units Sold*



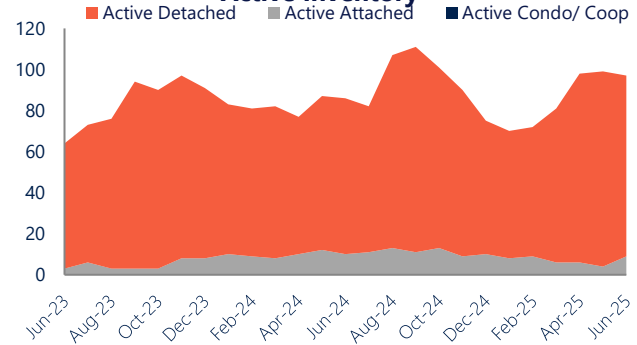
Units Sold

There was an increase in total units sold in June, with 54 sold this month in Salem and Catawba versus 46 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 17% versus June 2024.

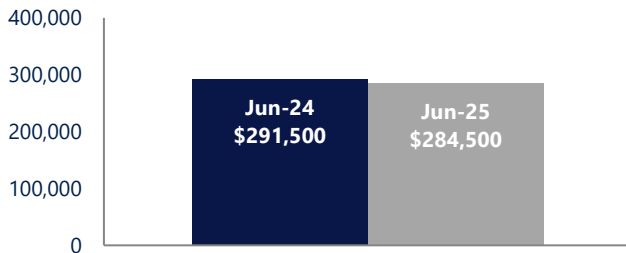
Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 13%. The total number of active inventory this June was 97 compared to 86 in June 2024. This month's total of 97 is lower than the previous month's total supply of available inventory of 99, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Salem and Catawba Homes was \$291,500. This June, the median sale price was \$284,500, a decrease of 2% or \$7,000 compared to last year. The current median sold price is 11% lower than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Salem and Catawba are defined as properties listed in zip code/s 24153 and 24070.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by the Roanoke Valley Association of REALTORS (RVAR) and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace as some brokerages choose not to provide transaction information. This may result in an understatement of completed sales and available listings. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of RVAR or Long & Foster Real Estate, Inc.

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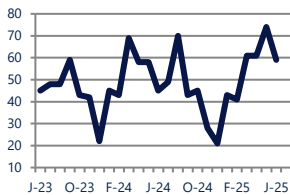
FOCUS ON: **SALEM AND CATAWBA HOUSING MARKET**

JUNE 2025

Zip Code(s): 24153 and 24070

New Listings

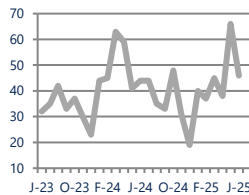
59



Up 31%
Vs. Year Ago

Current Contracts

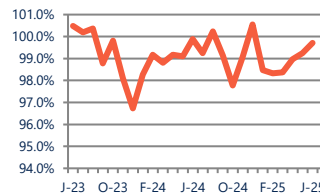
46



Up 5%
Vs. Year Ago

Sold Vs. List Price

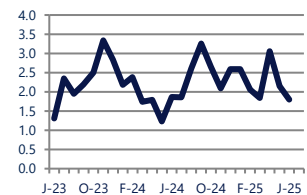
99.7%



No Change
Vs. Year Ago

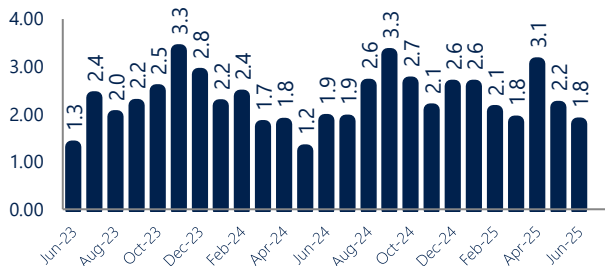
Months of Supply

1.8



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

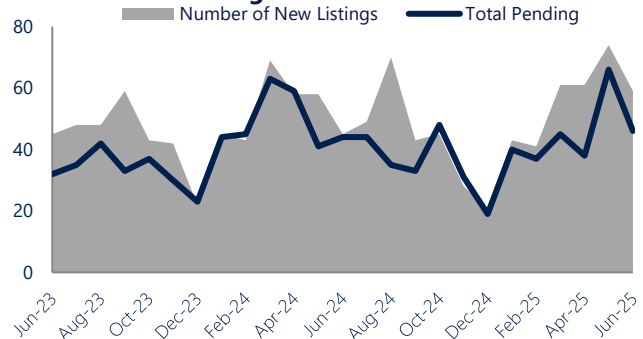
In June, there was 1.8 months of supply available in Salem and Catawba. The amount of supply is similar compared to a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

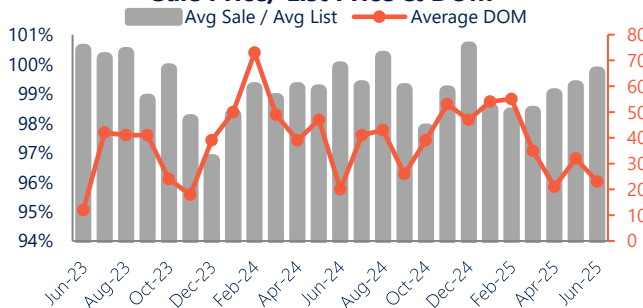
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Salem and Catawba compared to 45 in June 2024, an increase of 31%. There were 46 current contracts pending sale this June compared to 44 a year ago. The number of current contracts is 5% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Salem and Catawba was 99.7% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 20, an increase of 15%.

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