

# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Salem

### Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	20	- 4.8%	118	124	+ 5.1%
Closed Sales	23	15	- 34.8%	104	107	+ 2.9%
Median Sales Price*	\$585,000	<b>\$635,000</b>	+ 8.5%	\$550,000	<b>\$631,000</b>	+ 14.7%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	22	14	- 36.4%	22	19	- 13.6%
Percent of Original List Price Received*	109.3%	<b>107.8%</b>	- 1.4%	108.0%	<b>107.6%</b>	- 0.4%
New Listings	28	22	- 21.4%	133	139	+ 4.5%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

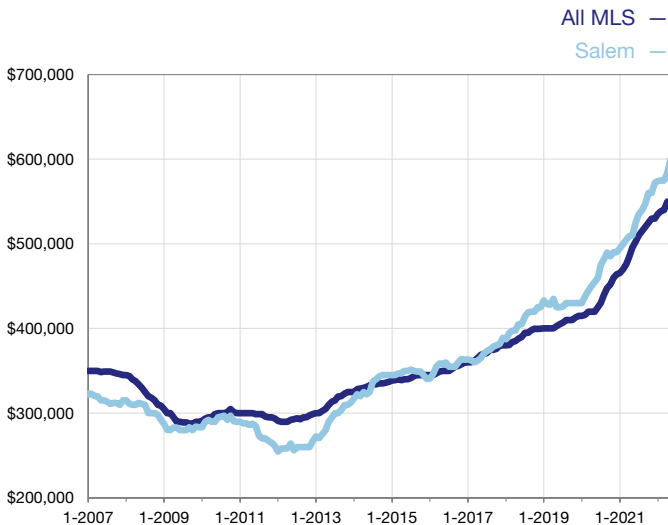
### Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	39	22	- 43.6%	245	227	- 7.3%
Closed Sales	35	34	- 2.9%	203	223	+ 9.9%
Median Sales Price*	\$425,000	<b>\$450,000</b>	+ 5.9%	\$420,000	<b>\$449,000</b>	+ 6.9%
Inventory of Homes for Sale	30	30	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 4.0%	25	27	+ 8.0%
Percent of Original List Price Received*	103.2%	<b>102.7%</b>	- 0.5%	103.6%	<b>104.1%</b>	+ 0.5%
New Listings	43	31	- 27.9%	274	261	- 4.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

