

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salem

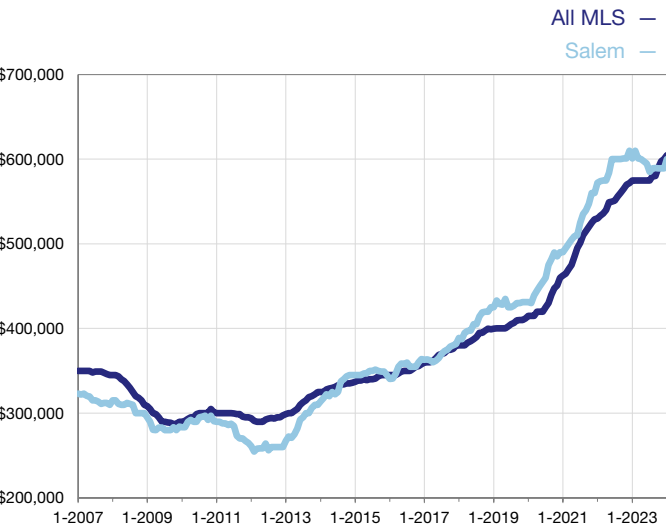
Single-Family Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				11	4	- 63.6%	11	4	- 63.6%
Closed Sales				8	8	0.0%	8	8	0.0%
Median Sales Price*				\$482,500	\$620,000	+ 28.5%	\$482,500	\$620,000	+ 28.5%
Inventory of Homes for Sale				11	7	- 36.4%	--	--	--
Months Supply of Inventory				0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale				43	30	- 30.2%	43	30	- 30.2%
Percent of Original List Price Received*				98.2%	98.5%	+ 0.3%	98.2%	98.5%	+ 0.3%
New Listings				7	7	0.0%	7	7	0.0%

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

Condominium Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				19	24	+ 26.3%	19	24	+ 26.3%
Closed Sales				19	13	- 31.6%	19	13	- 31.6%
Median Sales Price*				\$500,000	\$529,900	+ 6.0%	\$500,000	\$529,900	+ 6.0%
Inventory of Homes for Sale				17	16	- 5.9%	--	--	--
Months Supply of Inventory				0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale				63	38	- 39.7%	63	38	- 39.7%
Percent of Original List Price Received*				97.0%	99.6%	+ 2.7%	97.0%	99.6%	+ 2.7%
New Listings				12	21	+ 75.0%	12	21	+ 75.0%

* 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

