

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salem

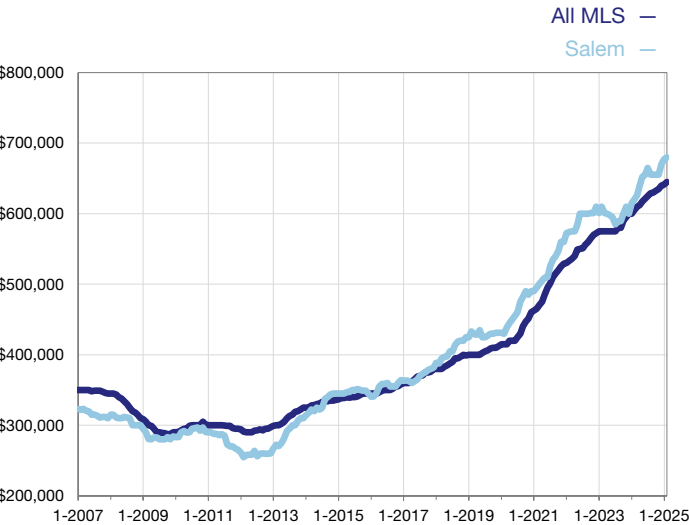
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	12	18	+ 50.0%
Closed Sales	4	1	- 75.0%	12	12	0.0%
Median Sales Price*	\$650,500	\$662,000	+ 1.8%	\$633,000	\$700,500	+ 10.7%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	20	50	+ 150.0%	27	31	+ 14.8%
Percent of Original List Price Received*	106.6%	102.0%	- 4.3%	101.2%	99.9%	- 1.3%
New Listings	5	12	+ 140.0%	12	22	+ 83.3%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	18	13	- 27.8%	38	33	- 13.2%
Closed Sales	22	11	- 50.0%	35	30	- 14.3%
Median Sales Price*	\$452,000	\$477,500	+ 5.6%	\$470,000	\$488,750	+ 4.0%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	37	37	0.0%	37	46	+ 24.3%
Percent of Original List Price Received*	98.5%	100.1%	+ 1.6%	98.9%	98.7%	- 0.2%
New Listings	21	19	- 9.5%	42	39	- 7.1%

* 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

