

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Salem

### Single-Family Properties

| Key Metrics                              | February |           |         | Year to Date |           |          |
|--|----------|-----------|---------|--------------|-----------|----------|
|  | 2025     | 2026      | + / -   | 2025         | 2026      | + / -    |
| Pending Sales                            | 0        | 0         | --      | 1            | 1         | 0.0%     |
| Closed Sales                             | 0        | 1         | --      | 2            | 1         | - 50.0%  |
| Median Sales Price*                      | \$0      | \$352,000 | --      | \$490,000    | \$352,000 | - 28.2%  |
| Inventory of Homes for Sale              | 2        | 1         | - 50.0% | --           | --        | --       |
| Months Supply of Inventory               | 1.6      | 0.8       | - 50.0% | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 0        | 74        | --      | 20           | 74        | + 270.0% |
| Percent of Original List Price Received* | 0.0%     | 100.6%    | --      | 96.7%        | 100.6%    | + 4.0%   |
| New Listings                             | 0        | 0         | --      | 2            | 0         | - 100.0% |

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

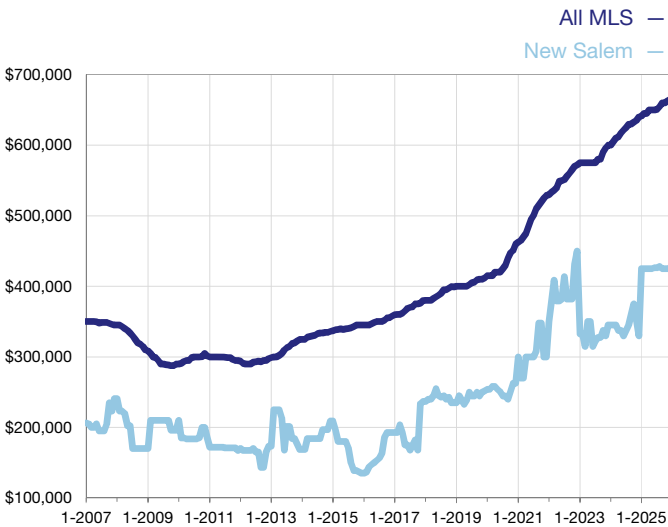
### Condominium Properties

| Key Metrics                              | February |      |       | Year to Date |      |       |
|--|----------|------|-------|--------------|------|-------|
|  | 2025     | 2026 | + / - | 2025         | 2026 | + / - |
| Pending Sales                            | 0        | 0    | --    | 0            | 0    | --    |
| Closed Sales                             | 0        | 0    | --    | 0            | 0    | --    |
| Median Sales Price*                      | \$0      | \$0  | --    | \$0          | \$0  | --    |
| Inventory of Homes for Sale              | 0        | 0    | --    | --           | --   | --    |
| Months Supply of Inventory               | 0.0      | 0.0  | --    | --           | --   | --    |
| Cumulative Days on Market Until Sale     | 0        | 0    | --    | 0            | 0    | --    |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --    | 0.0%         | 0.0% | --    |
| New Listings                             | 0        | 0    | --    | 0            | 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

