

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salem

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	11	+ 10.0%	16	16	0.0%
Closed Sales	1	7	+ 600.0%	13	16	+ 23.1%
Median Sales Price*	\$662,000	\$710,000	+ 7.3%	\$700,000	\$687,500	- 1.8%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	50	51	+ 2.0%	29	35	+ 20.7%
Percent of Original List Price Received*	102.0%	97.0%	- 4.9%	100.1%	99.1%	- 1.0%
New Listings	12	8	- 33.3%	22	16	- 27.3%

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

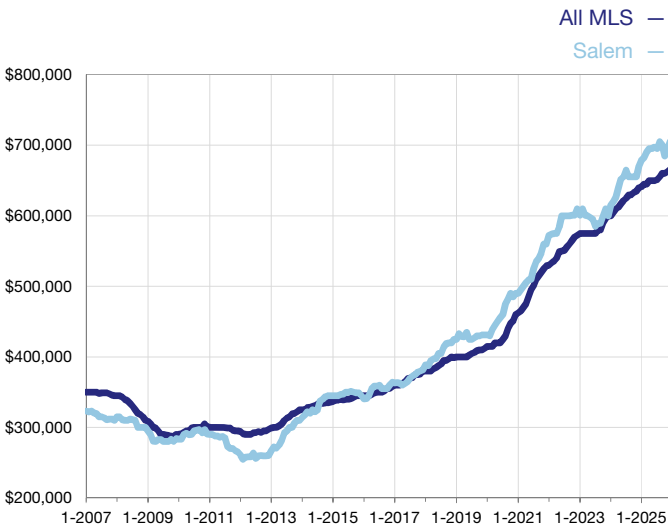
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	21	+ 133.3%	29	30	+ 3.4%
Closed Sales	11	9	- 18.2%	30	21	- 30.0%
Median Sales Price*	\$477,500	\$527,000	+ 10.4%	\$488,750	\$459,900	- 5.9%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	37	60	+ 62.2%	46	49	+ 6.5%
Percent of Original List Price Received*	100.1%	97.5%	- 2.6%	98.7%	96.0%	- 2.7%
New Listings	18	17	- 5.6%	37	37	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

