

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Salem

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	12	- 20.0%	31	28	- 9.7%
Closed Sales	17	10	- 41.2%	30	26	- 13.3%
Median Sales Price*	\$725,000	<b>\$768,889</b>	+ 6.1%	\$712,500	<b>\$705,000</b>	- 1.1%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	1.2	<b>0.6</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	<b>38</b>	+ 31.0%	29	<b>36</b>	+ 24.1%
Percent of Original List Price Received*	104.5%	<b>100.8%</b>	- 3.5%	102.6%	<b>99.7%</b>	- 2.8%
New Listings	17	<b>12</b>	- 29.4%	39	<b>28</b>	- 28.2%

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

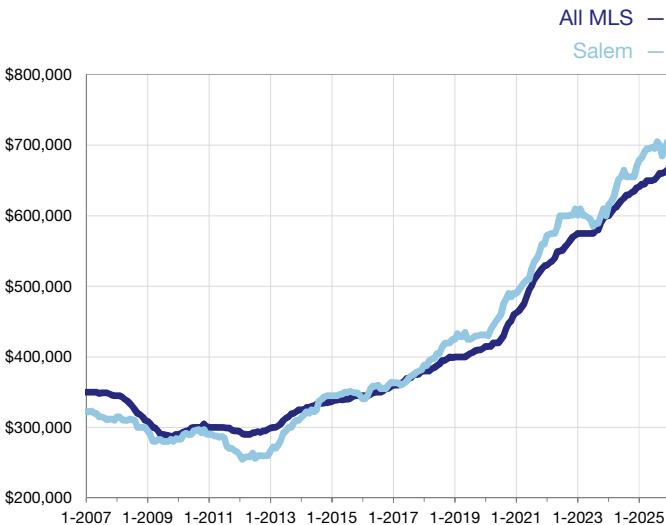
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	23	25	+ 8.7%	52	53	+ 1.9%
Closed Sales	16	23	+ 43.8%	46	44	- 4.3%
Median Sales Price*	\$547,000	<b>\$500,000</b>	- 8.6%	\$511,007	<b>\$494,500</b>	- 3.2%
Inventory of Homes for Sale	31	26	- 16.1%	--	--	--
Months Supply of Inventory	1.5	<b>1.2</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	53	<b>61</b>	+ 15.1%	49	<b>55</b>	+ 12.2%
Percent of Original List Price Received*	100.7%	<b>97.5%</b>	- 3.2%	99.4%	<b>96.8%</b>	- 2.6%
New Listings	31	<b>29</b>	- 6.5%	68	<b>66</b>	- 2.9%

\* 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

