

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salem

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 15 | 14 | - 6.7% | 46 | 38 | - 17.4% |
| Closed Sales | 15 | 10 | - 33.3% | 45 | 36 | - 20.0% |
| Median Sales Price* | \$815,000 | \$648,000 | - 20.5% | \$739,000 | \$695,000 | - 6.0% |
| Inventory of Homes for Sale | 15 | 14 | - 6.7% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.2 | + 9.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 28 | - 6.7% | 29 | 34 | + 17.2% |
| Percent of Original List Price Received* | 102.3% | 102.0% | - 0.3% | 102.5% | 100.4% | - 2.0% |
| New Listings | 16 | 20 | + 25.0% | 55 | 49 | - 10.9% |

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

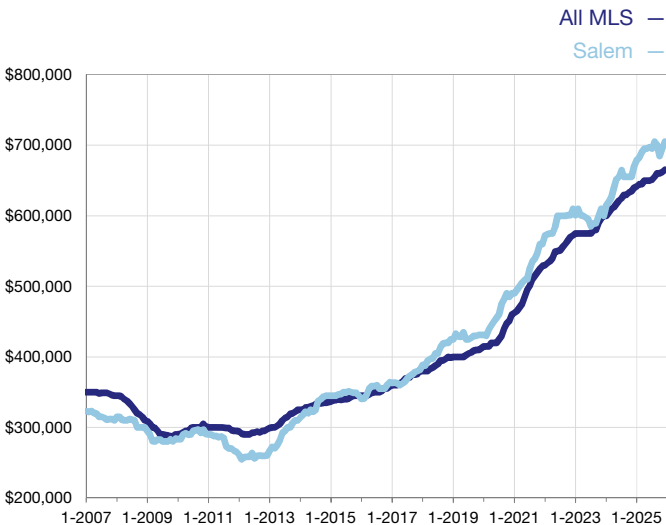
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 31 | 33 | + 6.5% | 83 | 80 | - 3.6% |
| Closed Sales | 20 | 20 | 0.0% | 66 | 64 | - 3.0% |
| Median Sales Price* | \$480,000 | \$535,500 | + 11.6% | \$501,007 | \$499,500 | - 0.3% |
| Inventory of Homes for Sale | 36 | 38 | + 5.6% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 1.7 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 24 | 48 | + 100.0% | 41 | 53 | + 29.3% |
| Percent of Original List Price Received* | 100.2% | 100.0% | - 0.2% | 99.6% | 97.8% | - 1.8% |
| New Listings | 39 | 40 | + 2.6% | 107 | 105 | - 1.9% |

* 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

