

Salem

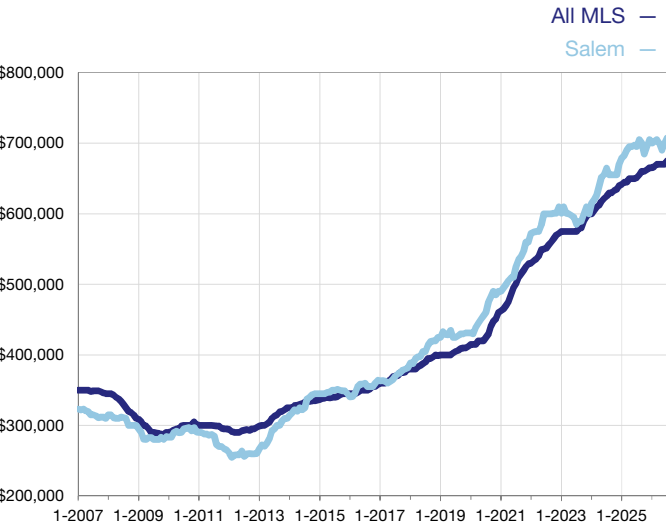
Single-Family Properties				Year to Date		
Key Metrics	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	14	+ 27.3%	91	81	- 11.0%
Closed Sales	16	15	- 6.3%	91	80	- 12.1%
Median Sales Price*	\$657,500	\$779,000	+ 18.5%	\$725,000	\$722,500	- 0.3%
Inventory of Homes for Sale	23	26	+ 13.0%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	32	28	- 12.5%	26	34	+ 30.8%
Percent of Original List Price Received*	103.0%	102.8%	- 0.2%	102.9%	101.2%	- 1.7%
New Listings	18	18	0.0%	116	109	- 6.0%

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

Condominium Properties				Year to Date		
Key Metrics	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	30	35	+ 16.7%	164	169	+ 3.0%
Closed Sales	22	32	+ 45.5%	144	153	+ 6.3%
Median Sales Price*	\$503,500	\$497,500	- 1.2%	\$501,000	\$525,000	+ 4.8%
Inventory of Homes for Sale	55	58	+ 5.5%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	28	35	+ 25.0%	33	41	+ 24.2%
Percent of Original List Price Received*	100.3%	100.3%	0.0%	100.3%	99.2%	- 1.1%
New Listings	37	29	- 21.6%	217	231	+ 6.5%

* 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

