

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salem

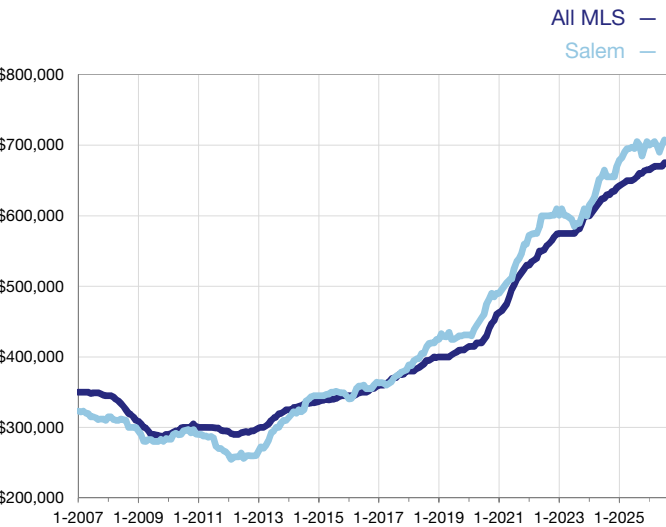
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	20	+ 100.0%	101	101	0.0%
Closed Sales	11	11	0.0%	102	91	- 10.8%
Median Sales Price*	\$725,000	\$720,000	- 0.7%	\$725,000	\$720,000	- 0.7%
Inventory of Homes for Sale	26	26	0.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	24	33	+ 37.5%	26	34	+ 30.8%
Percent of Original List Price Received*	102.3%	100.7%	- 1.6%	102.9%	101.1%	- 1.7%
New Listings	14	22	+ 57.1%	130	132	+ 1.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	26	24	- 7.7%	190	188	- 1.1%
Closed Sales	34	27	- 20.6%	178	180	+ 1.1%
Median Sales Price*	\$524,950	\$490,000	- 6.7%	\$511,000	\$510,000	- 0.2%
Inventory of Homes for Sale	53	55	+ 3.8%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	29	49	+ 69.0%	32	42	+ 31.3%
Percent of Original List Price Received*	98.4%	97.6%	- 0.8%	99.9%	99.0%	- 0.9%
New Listings	28	28	0.0%	245	258	+ 5.3%

* 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

