

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salem

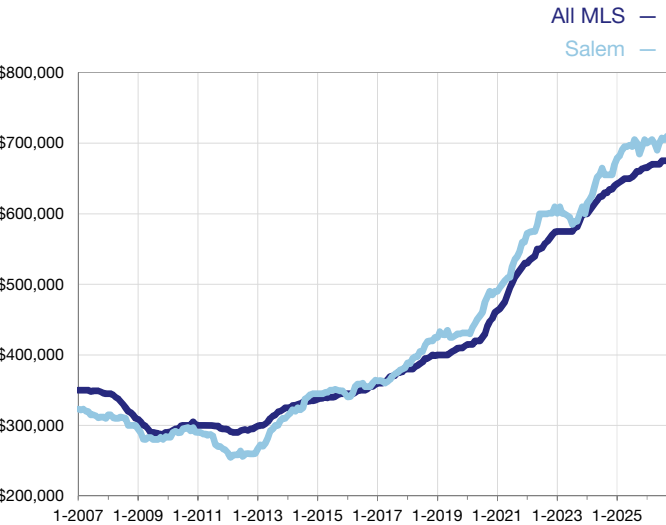
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	20	+ 42.9%	115	118	+ 2.6%
Closed Sales	12	17	+ 41.7%	114	108	- 5.3%
Median Sales Price*	\$705,000	\$725,000	+ 2.8%	\$722,500	\$722,500	0.0%
Inventory of Homes for Sale	24	26	+ 8.3%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	27	40	+ 48.1%	26	35	+ 34.6%
Percent of Original List Price Received*	101.5%	95.9%	- 5.5%	102.7%	100.2%	- 2.4%
New Listings	12	22	+ 83.3%	142	154	+ 8.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	29	29	0.0%	219	213	- 2.7%
Closed Sales	22	28	+ 27.3%	200	208	+ 4.0%
Median Sales Price*	\$505,000	\$506,000	+ 0.2%	\$508,500	\$510,000	+ 0.3%
Inventory of Homes for Sale	53	61	+ 15.1%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--
Cumulative Days on Market Until Sale	28	40	+ 42.9%	32	42	+ 31.3%
Percent of Original List Price Received*	99.3%	96.6%	- 2.7%	99.9%	98.7%	- 1.2%
New Listings	31	39	+ 25.8%	276	295	+ 6.9%

* 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

