Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

New Salem

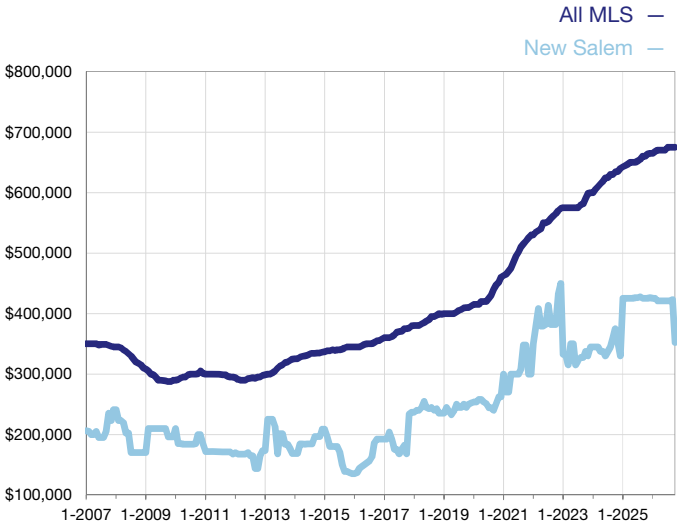
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	9	**2**	- 77.8%
Closed Sales	2	**1**	- 50.0%	11	**2**	- 81.8%
Median Sales Price*	$544,530	**$295,000**	- 45.8%	$428,000	**$323,500**	- 24.4%
Inventory of Homes for Sale	1	**6**	+ 500.0%	--	--	--
Months Supply of Inventory	0.7	**6.0**	+ 757.1%	--	--	--
Cumulative Days on Market Until Sale	31	**70**	+ 125.8%	56	**72**	+ 28.6%
Percent of Original List Price Received*	99.0%	**100.0%**	+ 1.0%	99.4%	**100.3%**	+ 0.9%
New Listings	1	**0**	- 100.0%	9	**9**	0.0%

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

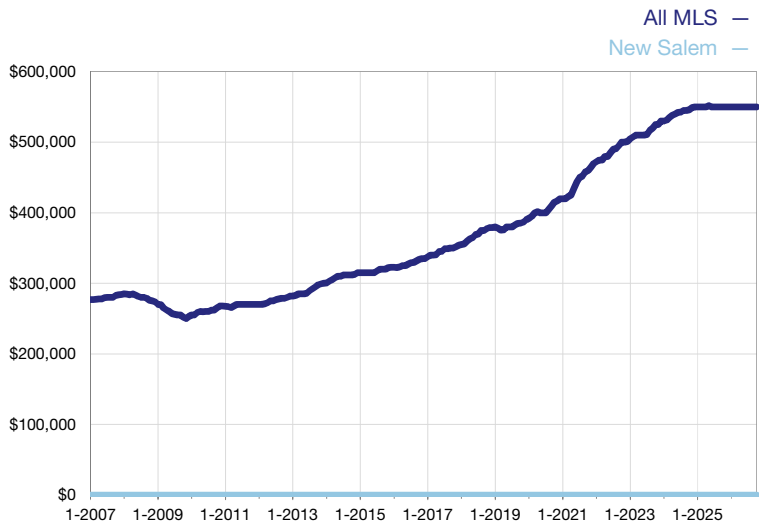
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	0	**0**	--

* 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



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