Local Market Update – October 2026

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

Salem

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	15	**20**	+ 33.3%	130	**137**	+ 5.4%
Closed Sales	14	**17**	+ 21.4%	128	**125**	- 2.3%
Median Sales Price*	$608,500	**$750,000**	+ 23.3%	$700,000	**$730,000**	+ 4.3%
Inventory of Homes for Sale	18	**14**	- 22.2%	--	--	--
Months Supply of Inventory	1.4	**1.0**	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	48	**34**	- 29.2%	28	**35**	+ 25.0%
Percent of Original List Price Received*	94.3%	**99.7%**	+ 5.7%	101.8%	**100.1%**	- 1.7%
New Listings	13	**10**	- 23.1%	155	**163**	+ 5.2%

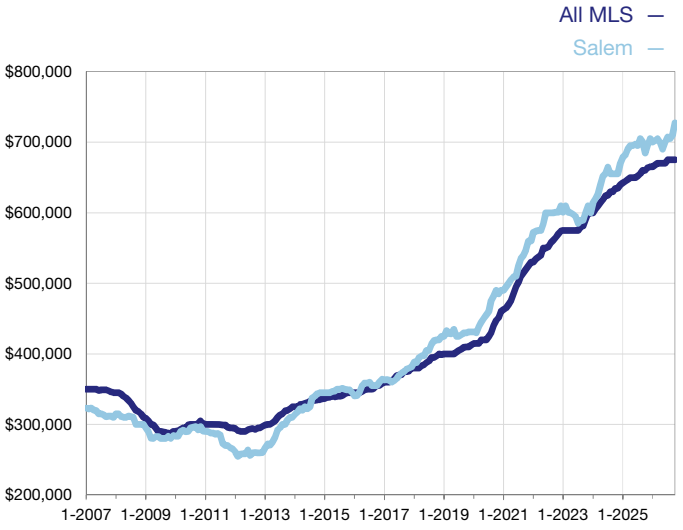
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

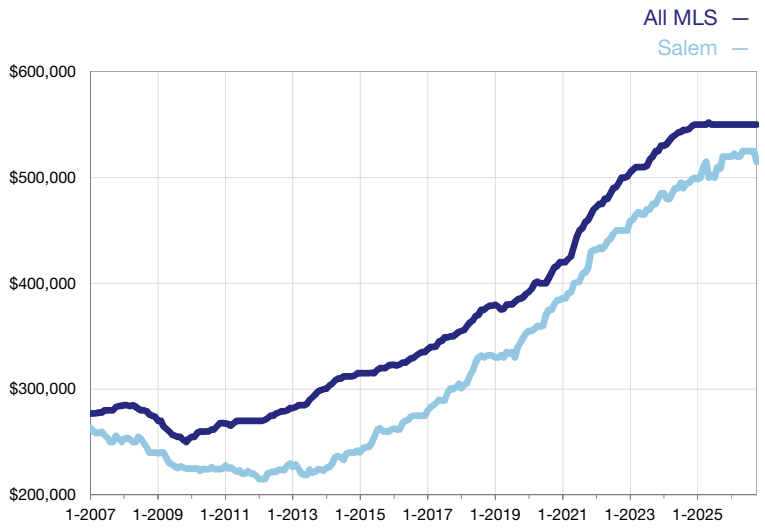
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	21	**18**	- 14.3%	240	**229**	- 4.6%
Closed Sales	30	**17**	- 43.3%	230	**225**	- 2.2%
Median Sales Price*	$547,500	**$499,000**	- 8.9%	$517,500	**$510,000**	- 1.4%
Inventory of Homes for Sale	44	**62**	+ 40.9%	--	--	--
Months Supply of Inventory	1.9	**2.9**	+ 52.6%	--	--	--
Cumulative Days on Market Until Sale	41	**50**	+ 22.0%	33	**43**	+ 30.3%
Percent of Original List Price Received*	98.3%	**97.1%**	- 1.2%	99.7%	**98.5%**	- 1.2%
New Listings	17	**18**	+ 5.9%	293	**315**	+ 7.5%

* 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



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