

Local Market Update – August 2026

A Research Tool Provided by the New Hampshire REALTORS®



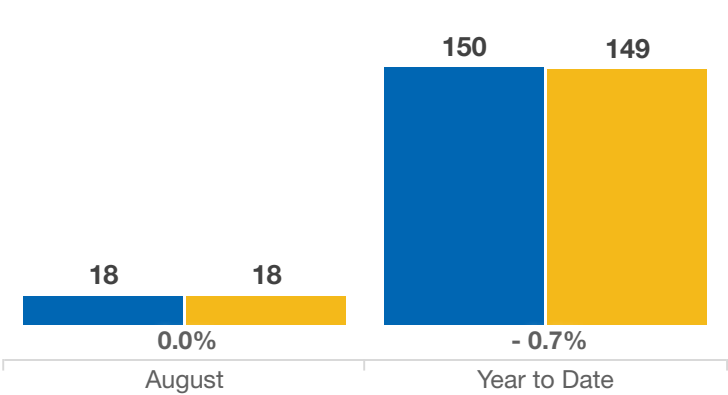
Salem

Single Family Residence	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	18	18	0.0%	150	149	- 0.7%
Median Sales Price*	\$662,500	\$620,000	- 6.4%	\$612,500	\$630,000	+ 2.9%
Median List Price	\$619,450	\$564,900	- 8.8%	\$627,450	\$624,950	- 0.4%
Volume of Closed Sales	\$12,729,999	\$11,809,000	- 7.2%	\$98,371,489	\$103,438,951	+ 5.2%
Days on Market Until Sale	13	17	+ 30.8%	16	20	+ 25.0%
Pending Sales	24	35	+ 45.8%	168	166	- 1.2%
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—
New Listings	18	36	+ 100.0%	194	204	+ 5.2%
Inventory of Homes for Sale	17	27	+ 58.8%	—	—	—
Percent of Original List Price Received*	101.4%	99.9%	- 1.5%	101.7%	100.8%	- 0.9%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

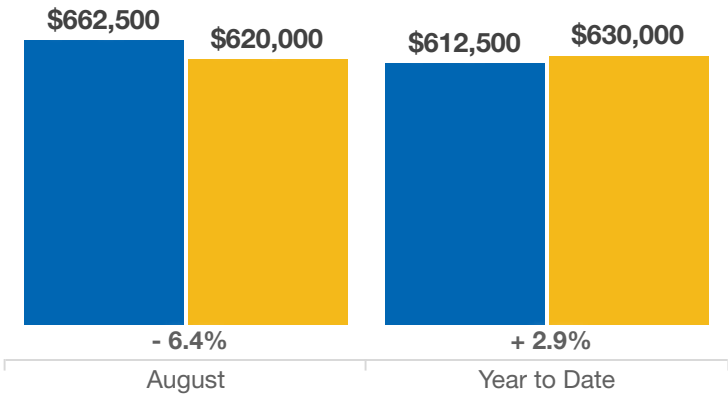
Closed Sales

2025 2026



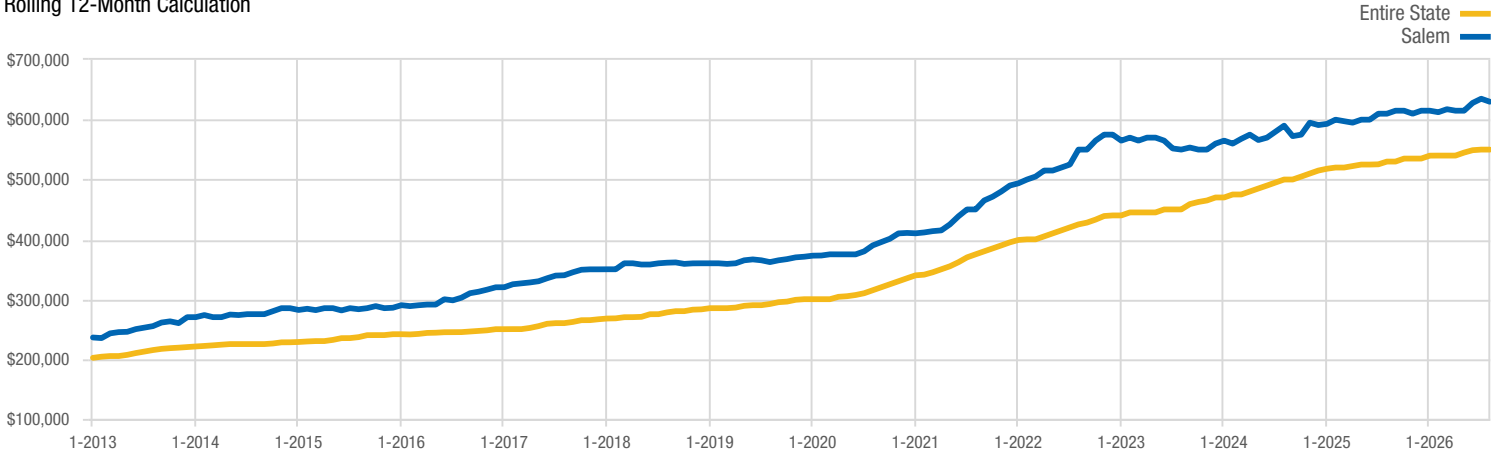
Median Sales Price

2025 2026



Median Sales Price - Single Family Residence

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.