Local Market Update – October 2026

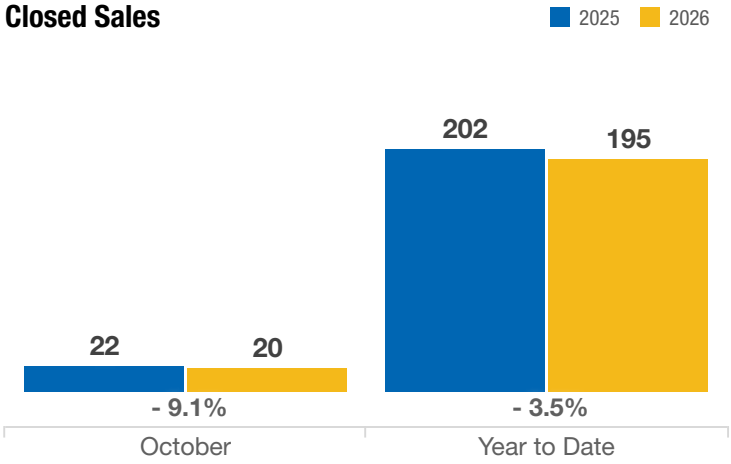
A Research Tool Provided by the New Hampshire REALTORS®

Salem

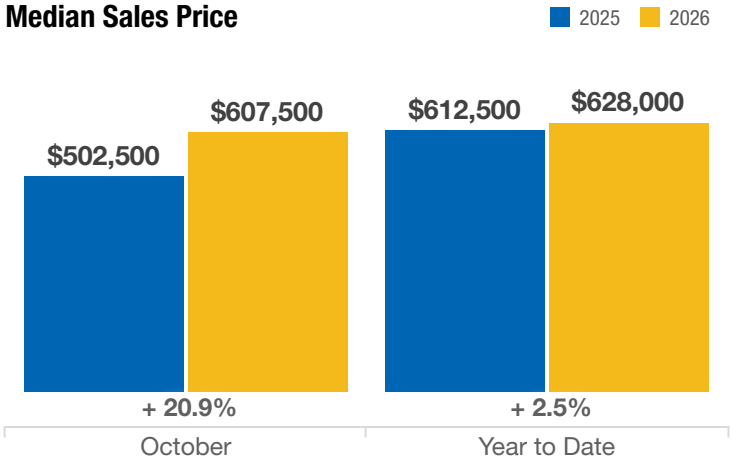
Single Family Residence	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
Closed Sales	22	**20**	- 9.1%	202	**195**	- 3.5%
Median Sales Price*	$502,500	**$607,500**	+ 20.9%	$612,500	**$628,000**	+ 2.5%
Median List Price	$644,950	**$585,000**	- 9.3%	$624,900	**$619,000**	- 0.9%
Volume of Closed Sales	$12,809,650	**$13,692,900**	+ 6.9%	$134,023,439	**$134,625,851**	+ 0.4%
Days on Market Until Sale	10	**17**	+ 70.0%	15	**21**	+ 40.0%
Pending Sales	16	**19**	+ 18.8%	211	**203**	- 3.8%
Months Supply of Inventory	1.5	**1.4**	- 6.7%	—	**—**	—
New Listings	32	**25**	- 21.9%	261	**251**	- 3.8%
Inventory of Homes for Sale	30	**28**	- 6.7%	—	**—**	—
Percent of Original List Price Received*	103.3%	**100.8%**	- 2.4%	101.5%	**100.6%**	- 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

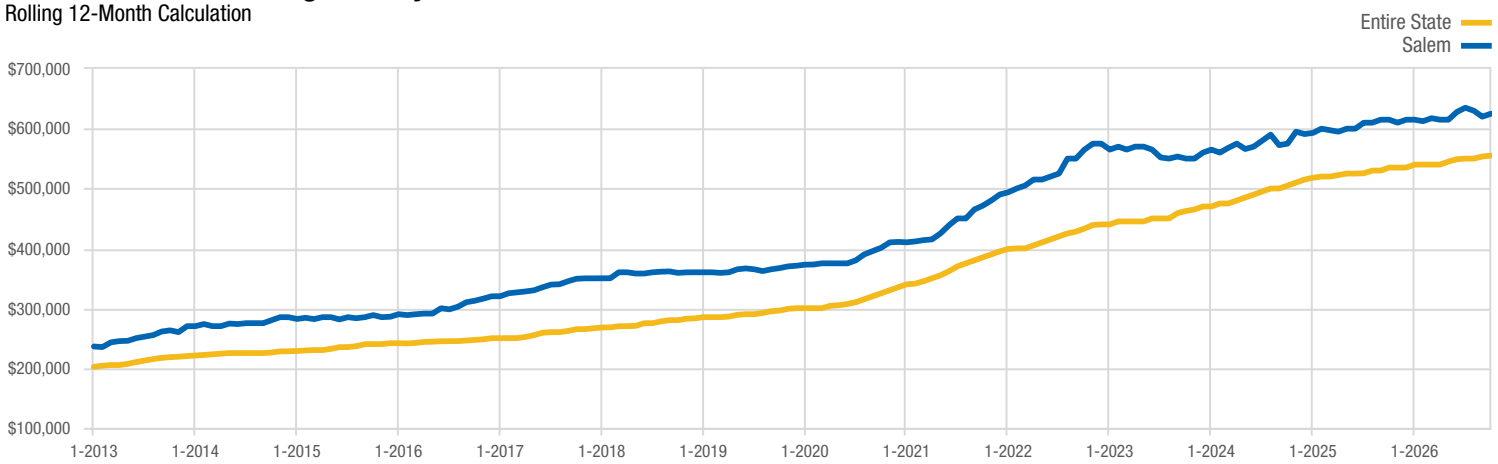


Median Sales Price



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.

Current as of November 5, 2026. All data from New Hampshire REALTORS®, Inc. and PrimeMLS, Inc. Report © 2026 ShowingTime Plus, LLC.