

Local Market Update – April 2026

A Research Tool Provided by the New Hampshire REALTORS®

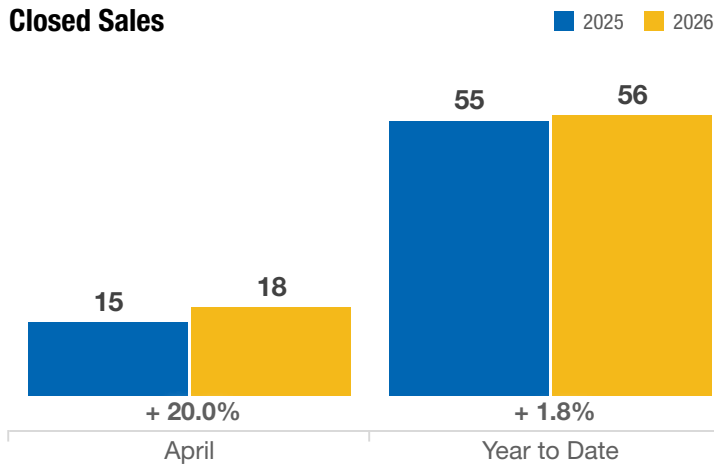


Salem

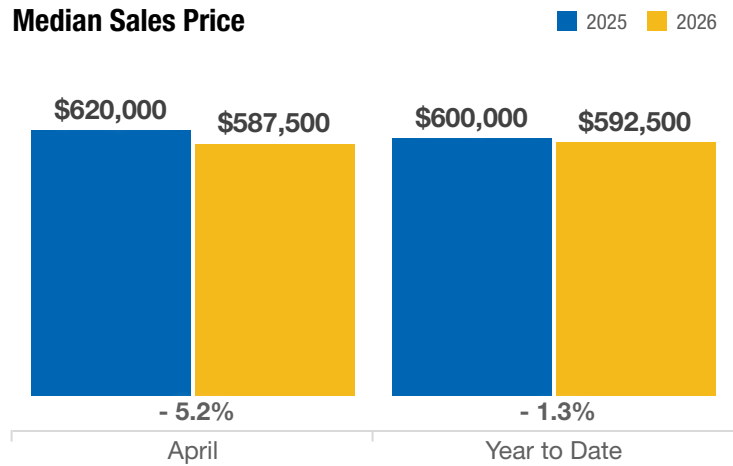
Single Family Residence Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Closed Sales	15	18	+ 20.0%	55	56	+ 1.8%
Median Sales Price*	\$620,000	\$587,500	- 5.2%	\$600,000	\$592,500	- 1.3%
Median List Price	\$619,000	\$689,950	+ 11.5%	\$624,900	\$619,900	- 0.8%
Volume of Closed Sales	\$10,820,000	\$10,701,501	- 1.1%	\$34,918,522	\$34,817,301	- 0.3%
Days on Market Until Sale	8	10	+ 25.0%	18	27	+ 50.0%
Pending Sales	20	26	+ 30.0%	61	67	+ 9.8%
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—
New Listings	25	32	+ 28.0%	69	81	+ 17.4%
Inventory of Homes for Sale	15	17	+ 13.3%	—	—	—
Percent of Original List Price Received*	103.4%	104.0%	+ 0.6%	100.7%	101.1%	+ 0.4%

* 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

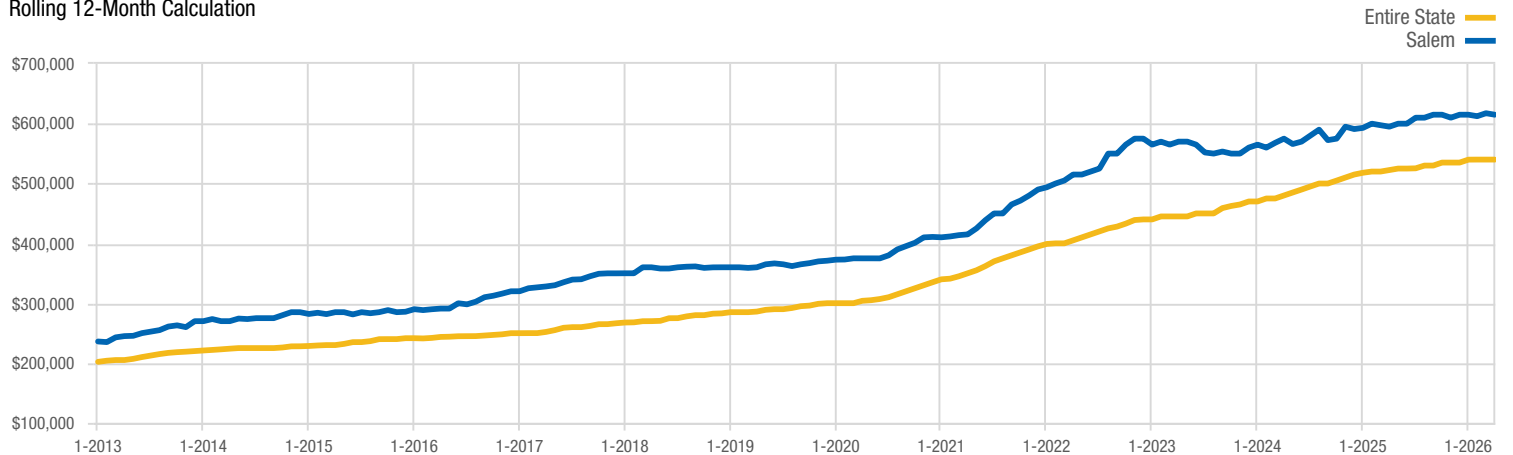


Median Sales Price



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.