

Local Market Update – March 2026

A Research Tool Provided by the New Hampshire REALTORS®

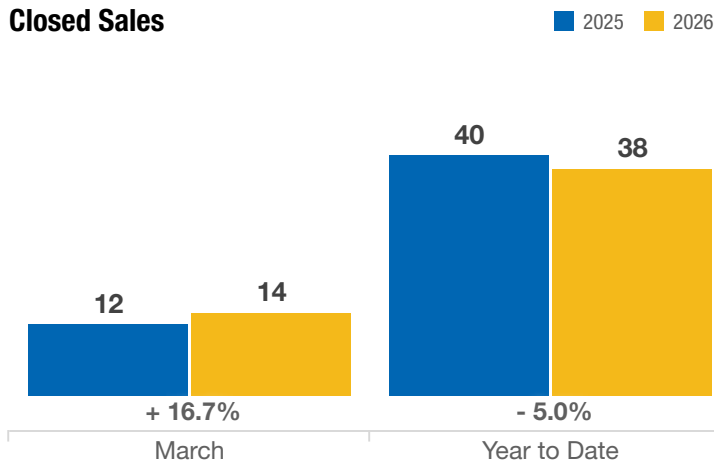


Salem

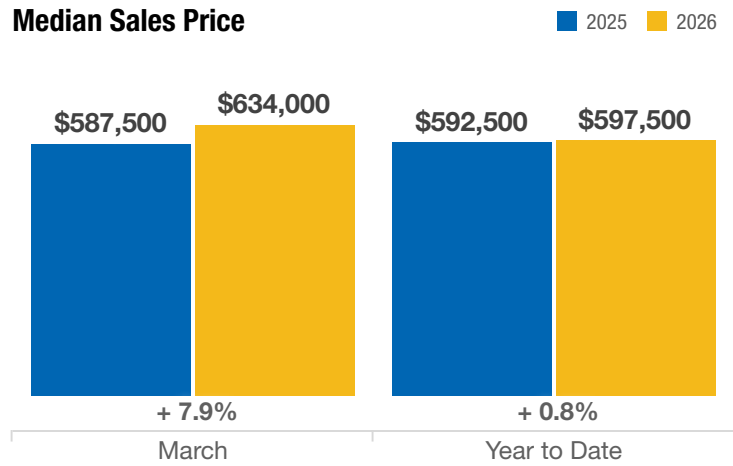
Single Family Residence Key Metrics	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Closed Sales	12	14	+ 16.7%	40	38	- 5.0%
Median Sales Price*	\$587,500	\$634,000	+ 7.9%	\$592,500	\$597,500	+ 0.8%
Median List Price	\$675,000	\$659,000	- 2.4%	\$644,900	\$589,900	- 8.5%
Volume of Closed Sales	\$7,814,500	\$9,361,500	+ 19.8%	\$24,098,522	\$24,115,800	+ 0.1%
Days on Market Until Sale	19	45	+ 136.8%	21	35	+ 66.7%
Pending Sales	15	22	+ 46.7%	41	42	+ 2.4%
Months Supply of Inventory	0.6	0.7	+ 16.7%	—	—	—
New Listings	19	27	+ 42.1%	44	49	+ 11.4%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Percent of Original List Price Received*	100.7%	100.5%	- 0.2%	99.7%	99.7%	0.0%

* 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

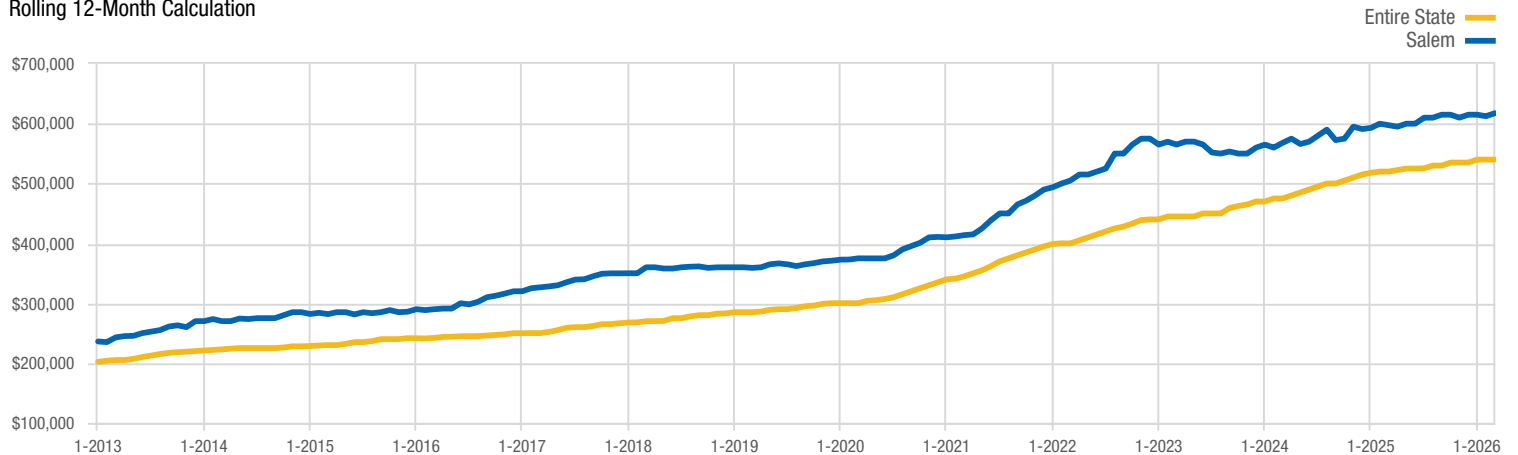


Median Sales Price



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.