Local Market Update – September 2026

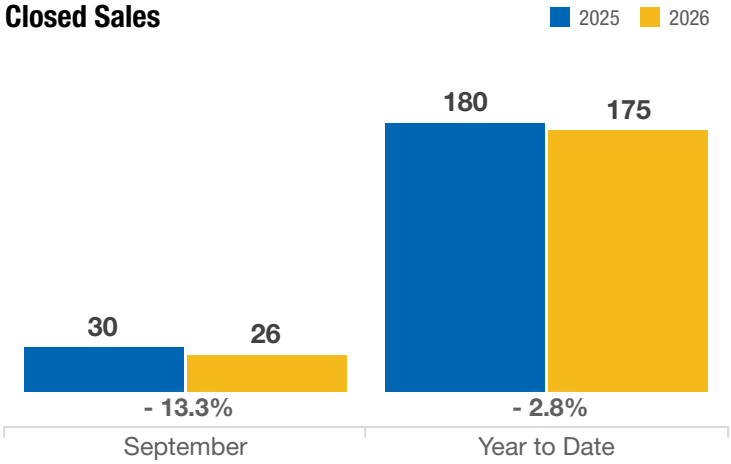
A Research Tool Provided by the New Hampshire REALTORS®

Salem

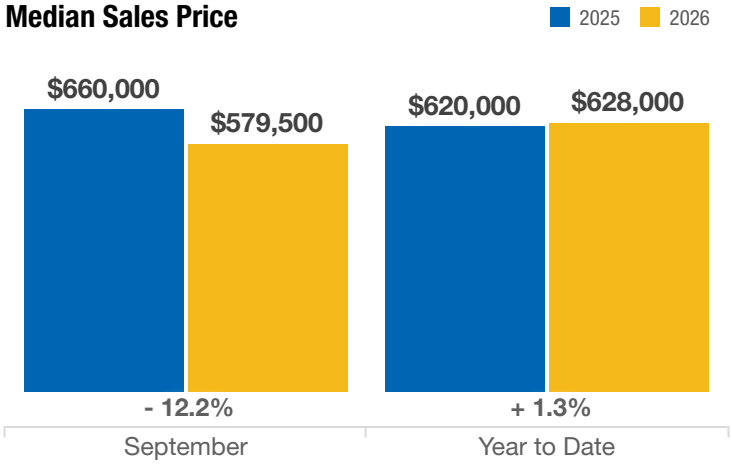
Single Family Residence	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
Closed Sales	30	**26**	- 13.3%	180	**175**	- 2.8%
Median Sales Price*	$660,000	**$579,500**	- 12.2%	$620,000	**$628,000**	+ 1.3%
Median List Price	$529,900	**$649,950**	+ 22.7%	$619,900	**$625,000**	+ 0.8%
Volume of Closed Sales	$22,842,300	**$17,494,000**	- 23.4%	$121,213,789	**$120,932,951**	- 0.2%
Days on Market Until Sale	15	**27**	+ 80.0%	16	**21**	+ 31.3%
Pending Sales	27	**21**	- 22.2%	195	**187**	- 4.1%
Months Supply of Inventory	0.9	**1.4**	+ 55.6%	—	**—**	—
New Listings	35	**24**	- 31.4%	229	**228**	- 0.4%
Inventory of Homes for Sale	19	**27**	+ 42.1%	—	**—**	—
Percent of Original List Price Received*	99.4%	**99.3%**	- 0.1%	101.3%	**100.6%**	- 0.7%

* 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

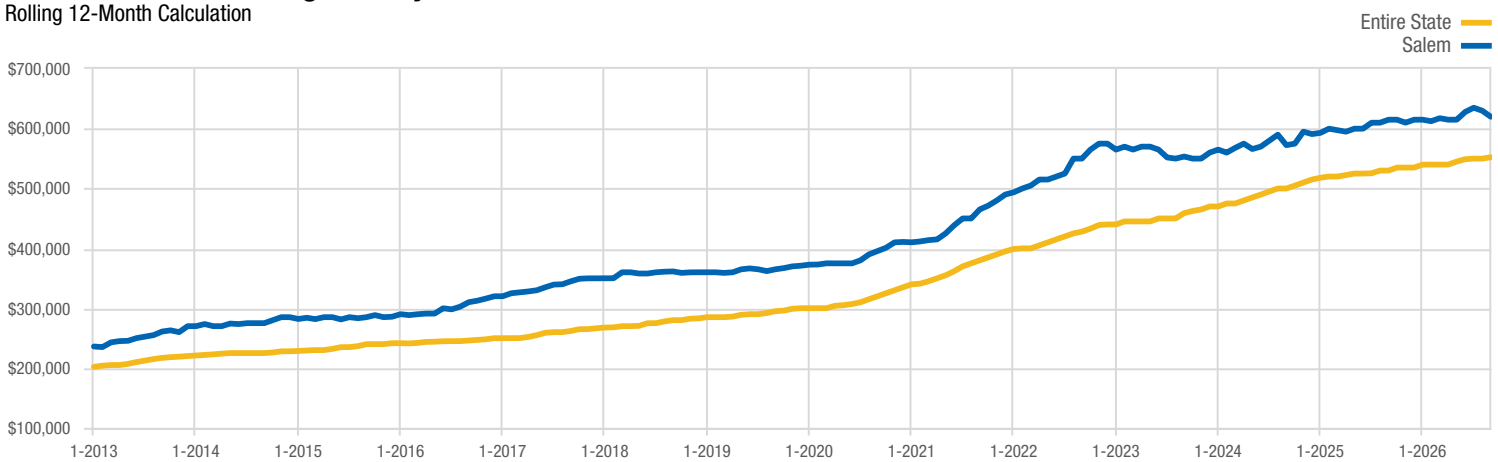


Median Sales Price



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 October 5, 2026. All data from New Hampshire REALTORS®, Inc. and PrimeMLS, Inc. Report © 2026 ShowingTime Plus, LLC.