

Salem, MA — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$592,554

Typical Home Value (ZHVI)

▲ 1.1% YoY

\$603,000

Median Sale Price

▲ 0.8% YoY

\$384/sqft

Median Price Per Sq Ft

▼ 0.5% YoY

65Homes Currently For Sale
Active listings**38**Homes Sold (Past Month)
Recent closed sales**34 days**Avg. Days on Market
vs. 22 last year

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

38

Homes sold in the past month

\$384/sqft

Median \$/sqft (▼ 0.5% YoY)

34 days

Avg. DOM (vs. 22 last year)

79 / 100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Condo / Studio-1BR	~600–850 sq ft	\$215,000 – \$355,000
Condo / 2BR	~950–1,300 sq ft	\$335,000 – \$540,000
Single-Family (starter)	~1,300–1,800 sq ft	\$460,000 – \$745,000
Single-Family (larger)	~2,000–3,000 sq ft	\$710,000 – \$1,245,000

AGENT TAKEAWAY

Pricing is flat — June median \$603,000 (▲ 0.8%), \$/sqft \$384 (▼ 0.5%). The change is speed: 34 days on market vs. 22 last year, Compete Score down to 79. Price to June comps, not spring.

Sources: Zillow Home Value Index (ZHVI) for typical home value and for-sale inventory.

Redfin citywide data for median sale price, price/sqft, homes sold, days on market, Compete Score. MAR for Greater Boston medians.

Price-by-size figures are modeled estimates (typical sq ft × current \$/sqft range), not sold comps — confirm with active listings.