

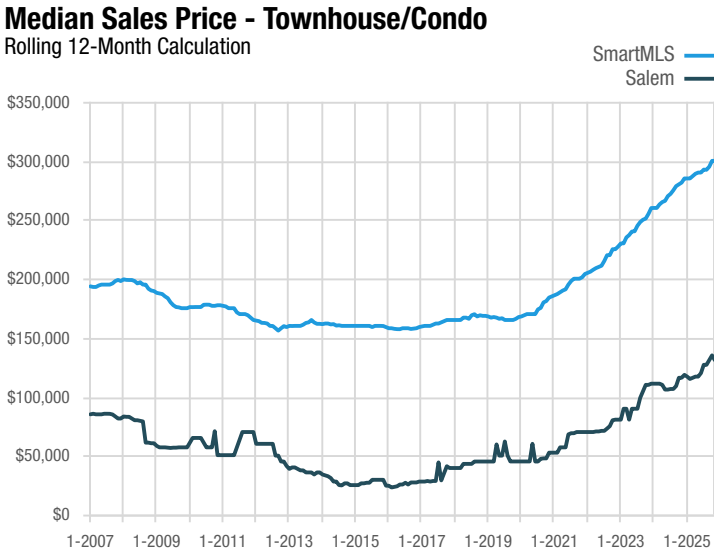
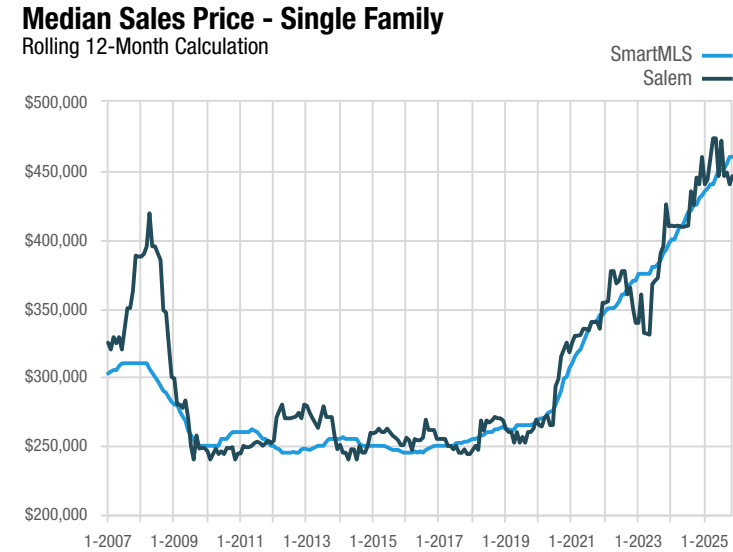
Salem

New London County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	5	5	0.0%	62	56	- 9.7%
Pending Sales	4	3	- 25.0%	51	39	- 23.5%
Closed Sales	6	2	- 66.7%	50	37	- 26.0%
Days on Market Until Sale	21	8	- 61.9%	25	18	- 28.0%
Median Sales Price*	\$397,500	\$460,000	+ 15.7%	\$464,450	\$435,000	- 6.3%
Average Sales Price*	\$440,000	\$460,000	+ 4.5%	\$487,794	\$443,891	- 9.0%
Percent of List Price Received*	103.6%	102.8%	- 0.8%	101.0%	100.9%	- 0.1%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	1.6	2.6	+ 62.5%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	2	0	- 100.0%	8	10	+ 25.0%
Pending Sales	0	1	—	5	9	+ 80.0%
Closed Sales	0	1	—	5	9	+ 80.0%
Days on Market Until Sale	—	12	—	4	31	+ 675.0%
Median Sales Price*	—	\$115,000	—	\$117,000	\$135,000	+ 15.4%
Average Sales Price*	—	\$115,000	—	\$113,400	\$124,222	+ 9.5%
Percent of List Price Received*	—	92.7%	—	100.4%	95.5%	- 4.9%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	0.7	- 76.7%	—	—	—

* 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.



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.