

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	10	+ 100.0%	36	42	+ 16.7%
Closed Sales	5	9	+ 80.0%	35	39	+ 11.4%
Median Sales Price*	\$430,000	\$490,000	+ 14.0%	\$500,000	\$515,000	+ 3.0%
Inventory of Homes for Sale	22	8	- 63.6%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	15	20	+ 33.3%	44	47	+ 6.8%
Percent of Original List Price Received*	103.7%	104.9%	+ 1.2%	101.0%	100.9%	- 0.1%
New Listings	13	10	- 23.1%	56	50	- 10.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

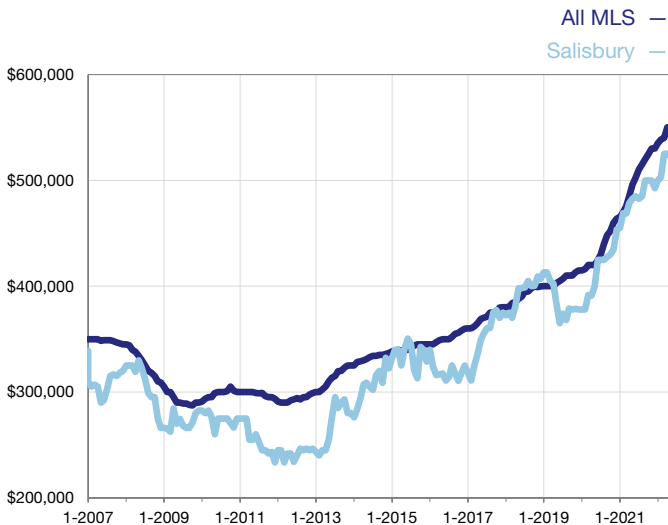
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	1	- 80.0%	38	29	- 23.7%
Closed Sales	5	3	- 40.0%	34	36	+ 5.9%
Median Sales Price*	\$455,000	\$750,000	+ 64.8%	\$432,500	\$466,000	+ 7.7%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	37	14	- 62.2%	36	47	+ 30.6%
Percent of Original List Price Received*	102.8%	101.2%	- 1.6%	101.7%	100.0%	- 1.7%
New Listings	6	6	0.0%	43	37	- 14.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

