

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	5	0.0%	68	64	- 5.9%
Closed Sales	1	5	+ 400.0%	64	68	+ 6.3%
Median Sales Price*	\$445,000	\$377,200	- 15.2%	\$500,000	\$519,250	+ 3.9%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	13	27	+ 107.7%	34	39	+ 14.7%
Percent of Original List Price Received*	101.4%	97.7%	- 3.6%	101.3%	99.6%	- 1.7%
New Listings	4	5	+ 25.0%	88	85	- 3.4%

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

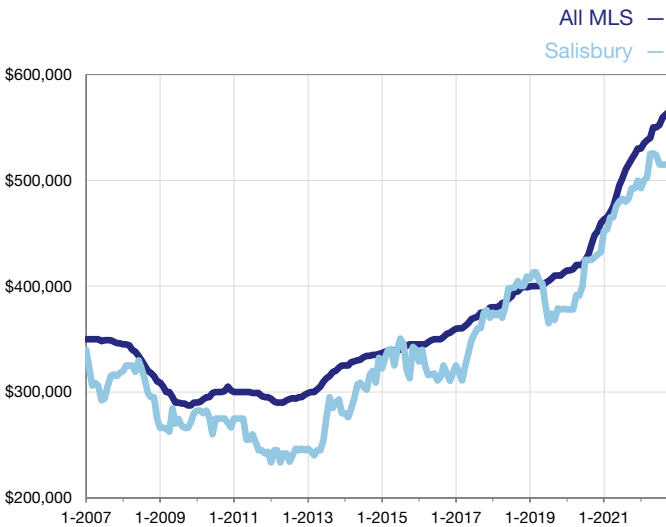
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	3	+ 200.0%	56	44	- 21.4%
Closed Sales	2	2	0.0%	55	47	- 14.5%
Median Sales Price*	\$306,750	\$528,700	+ 72.4%	\$429,900	\$471,250	+ 9.6%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	14	59	+ 321.4%	32	44	+ 37.5%
Percent of Original List Price Received*	97.2%	100.8%	+ 3.7%	101.1%	99.8%	- 1.3%
New Listings	3	4	+ 33.3%	67	56	- 16.4%

* 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

