

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	4	+ 300.0%	14	18	+ 28.6%
Closed Sales	4	2	- 50.0%	20	19	- 5.0%
Median Sales Price*	\$476,000	\$411,250	- 13.6%	\$425,000	\$480,000	+ 12.9%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	3.9	1.6	- 59.0%	--	--	--
Cumulative Days on Market Until Sale	68	12	- 82.4%	45	33	- 26.7%
Percent of Original List Price Received*	95.5%	99.0%	+ 3.7%	96.9%	100.3%	+ 3.5%
New Listings	7	10	+ 42.9%	31	22	- 29.0%

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

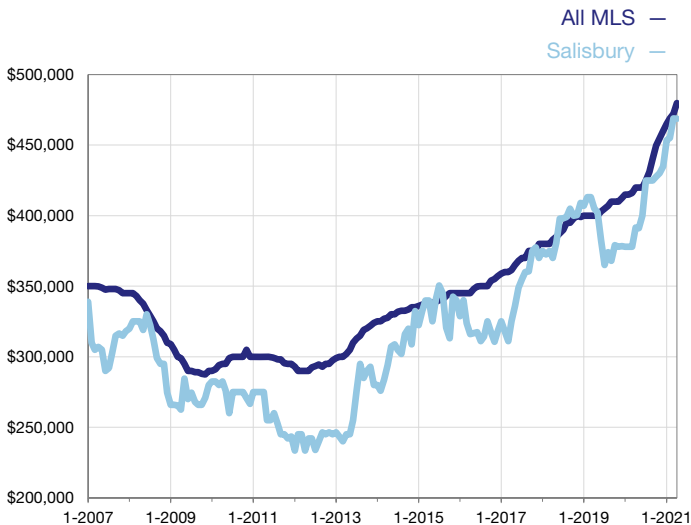
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	9	+ 80.0%	13	19	+ 46.2%
Closed Sales	6	6	0.0%	14	17	+ 21.4%
Median Sales Price*	\$338,950	\$457,450	+ 35.0%	\$346,400	\$410,000	+ 18.4%
Inventory of Homes for Sale	15	3	- 80.0%	--	--	--
Months Supply of Inventory	3.3	0.5	- 84.8%	--	--	--
Cumulative Days on Market Until Sale	88	18	- 79.5%	71	37	- 47.9%
Percent of Original List Price Received*	95.6%	105.1%	+ 9.9%	97.2%	99.6%	+ 2.5%
New Listings	9	6	- 33.3%	22	20	- 9.1%

* 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

