

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	8	+ 33.3%	20	25	+ 25.0%
Closed Sales	2	5	+ 150.0%	22	24	+ 9.1%
Median Sales Price*	\$374,950	\$500,000	+ 33.4%	\$425,000	\$492,500	+ 15.9%
Inventory of Homes for Sale	23	6	- 73.9%	--	--	--
Months Supply of Inventory	4.3	0.9	- 79.1%	--	--	--
Cumulative Days on Market Until Sale	82	129	+ 57.3%	48	53	+ 10.4%
Percent of Original List Price Received*	96.2%	100.3%	+ 4.3%	96.9%	100.3%	+ 3.5%
New Listings	7	7	0.0%	38	29	- 23.7%

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

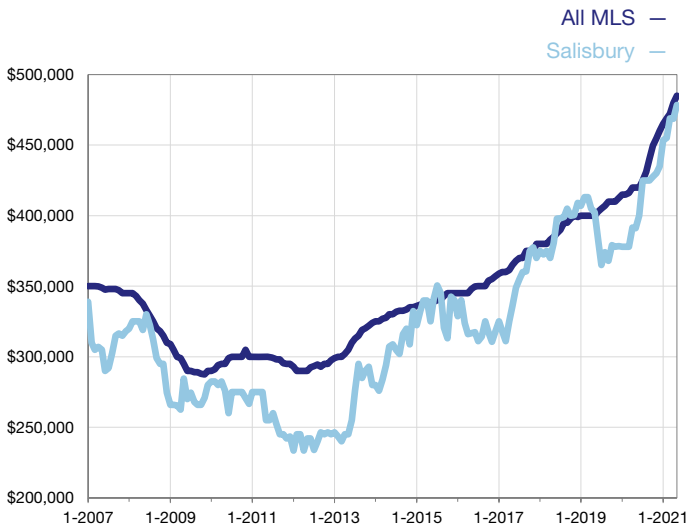
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	11	+ 37.5%	21	30	+ 42.9%
Closed Sales	2	5	+ 150.0%	16	22	+ 37.5%
Median Sales Price*	\$360,000	\$440,000	+ 22.2%	\$346,400	\$415,000	+ 19.8%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	3.8	1.0	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	18	59	+ 227.8%	64	42	- 34.4%
Percent of Original List Price Received*	96.7%	107.4%	+ 11.1%	97.2%	101.3%	+ 4.2%
New Listings	11	14	+ 27.3%	33	33	0.0%

* 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

