

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	3	7	+ 133.3%
Closed Sales	3	2	- 33.3%	8	5	- 37.5%
Median Sales Price*	\$675,000	\$373,000	- 44.7%	\$526,250	\$491,000	- 6.7%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	33	37	+ 12.1%	67	51	- 23.9%
Percent of Original List Price Received*	98.8%	109.2%	+ 10.5%	98.1%	100.2%	+ 2.1%
New Listings	2	6	+ 200.0%	2	11	+ 450.0%

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

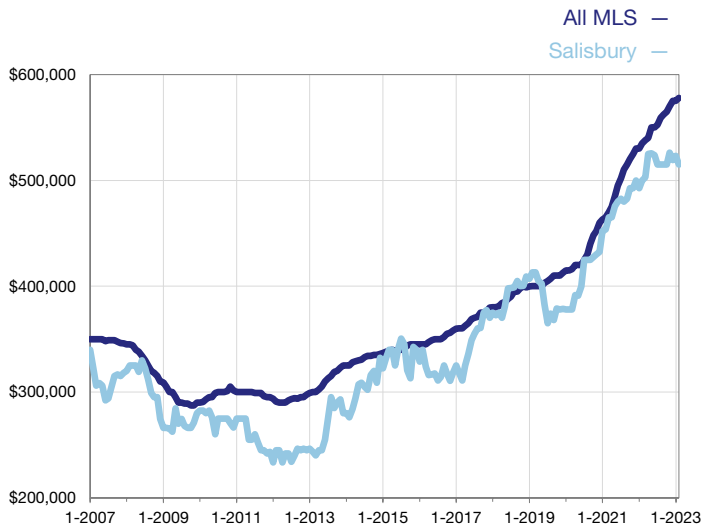
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	10	8	- 20.0%
Closed Sales	7	4	- 42.9%	9	7	- 22.2%
Median Sales Price*	\$439,900	\$474,900	+ 8.0%	\$449,900	\$399,900	- 11.1%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	99	+ 191.2%	32	69	+ 115.6%
Percent of Original List Price Received*	100.3%	96.0%	- 4.3%	101.5%	95.2%	- 6.2%
New Listings	2	5	+ 150.0%	9	8	- 11.1%

* 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

