

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	19	14	- 26.3%
Closed Sales	4	3	- 25.0%	20	11	- 45.0%
Median Sales Price*	\$461,000	\$375,000	- 18.7%	\$547,500	\$491,000	- 10.3%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	16	19	+ 18.8%	68	45	- 33.8%
Percent of Original List Price Received*	103.5%	101.4%	- 2.0%	100.2%	98.3%	- 1.9%
New Listings	10	9	- 10.0%	27	20	- 25.9%

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

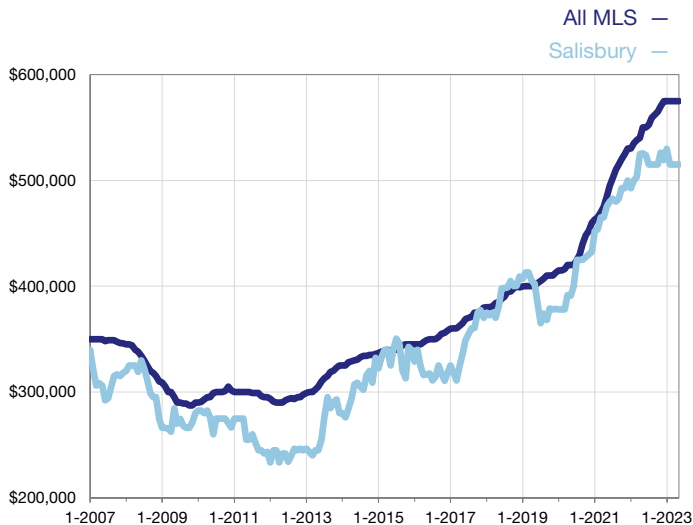
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	26	24	- 7.7%
Closed Sales	9	5	- 44.4%	24	21	- 12.5%
Median Sales Price*	\$455,000	\$477,000	+ 4.8%	\$452,450	\$477,000	+ 5.4%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	47	92	+ 95.7%	49	67	+ 36.7%
Percent of Original List Price Received*	102.0%	107.0%	+ 4.9%	100.2%	102.1%	+ 1.9%
New Listings	8	6	- 25.0%	26	22	- 15.4%

* 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

