

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	39	26	- 33.3%
Closed Sales	9	5	- 44.4%	39	23	- 41.0%
Median Sales Price*	\$490,000	\$555,000	+ 13.3%	\$515,000	\$555,000	+ 7.8%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	20	16	- 20.0%	47	41	- 12.8%
Percent of Original List Price Received*	104.9%	108.2%	+ 3.1%	100.9%	99.9%	- 1.0%
New Listings	10	6	- 40.0%	50	30	- 40.0%

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

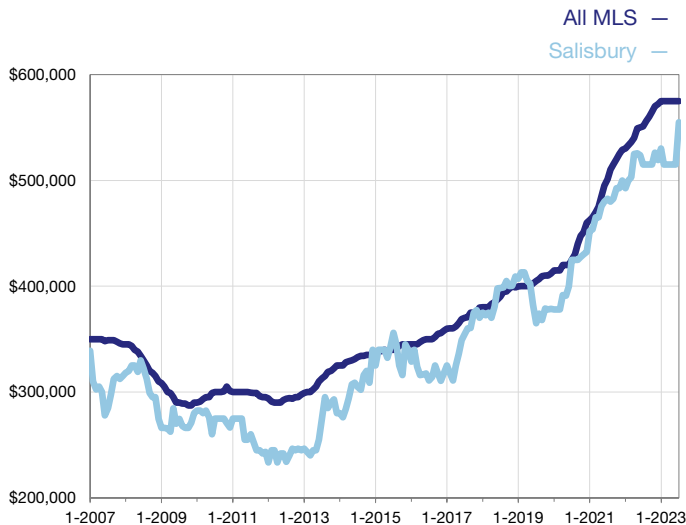
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	31	34	+ 9.7%
Closed Sales	3	6	+ 100.0%	36	32	- 11.1%
Median Sales Price*	\$750,000	\$507,500	- 32.3%	\$468,125	\$551,950	+ 17.9%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.5%	--	--	--
Cumulative Days on Market Until Sale	14	36	+ 157.1%	47	56	+ 19.1%
Percent of Original List Price Received*	101.2%	99.0%	- 2.2%	100.1%	101.8%	+ 1.7%
New Listings	6	10	+ 66.7%	37	36	- 2.7%

* 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

