

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Salisbury

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	46	30	- 34.8%
Closed Sales	8	5	- 37.5%	47	28	- 40.4%
Median Sales Price*	\$509,500	<b>\$605,000</b>	+ 18.7%	\$515,000	<b>\$555,000</b>	+ 7.8%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	2.2	<b>2.2</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	<b>26</b>	+ 8.3%	43	<b>39</b>	- 9.3%
Percent of Original List Price Received*	97.7%	<b>94.8%</b>	- 3.0%	100.4%	<b>99.0%</b>	- 1.4%
New Listings	6	<b>10</b>	+ 66.7%	56	<b>39</b>	- 30.4%

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

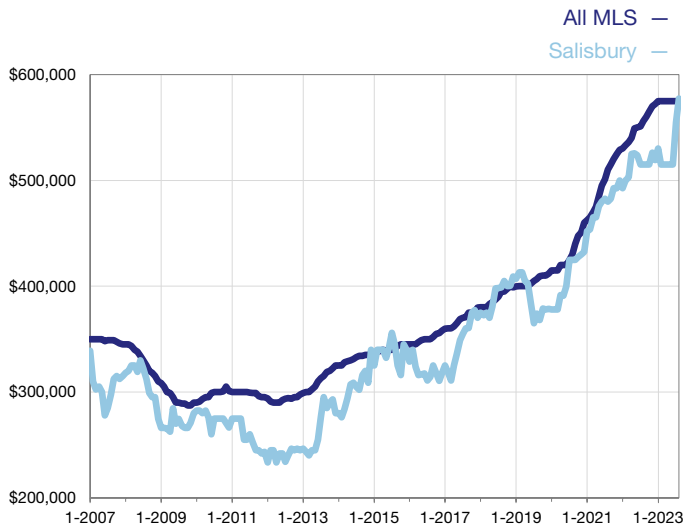
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	10	+ 233.3%	34	44	+ 29.4%
Closed Sales	2	6	+ 200.0%	38	38	0.0%
Median Sales Price*	\$480,000	<b>\$746,000</b>	+ 55.4%	\$468,125	<b>\$557,500</b>	+ 19.1%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	3.8	<b>2.3</b>	- 39.5%	--	--	--
Cumulative Days on Market Until Sale	10	<b>46</b>	+ 360.0%	45	<b>55</b>	+ 22.2%
Percent of Original List Price Received*	106.5%	<b>99.6%</b>	- 6.5%	100.4%	<b>101.4%</b>	+ 1.0%
New Listings	3	<b>10</b>	+ 233.3%	40	<b>47</b>	+ 17.5%

\* 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

