

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	49	33	- 32.7%
Closed Sales	4	7	+ 75.0%	51	35	- 31.4%
Median Sales Price*	\$565,000	\$849,900	+ 50.4%	\$515,000	\$600,000	+ 16.5%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	3.1	2.2	- 29.0%	--	--	--
Cumulative Days on Market Until Sale	26	22	- 15.4%	42	35	- 16.7%
Percent of Original List Price Received*	93.0%	102.4%	+ 10.1%	99.8%	99.7%	- 0.1%
New Listings	11	5	- 54.5%	67	43	- 35.8%

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

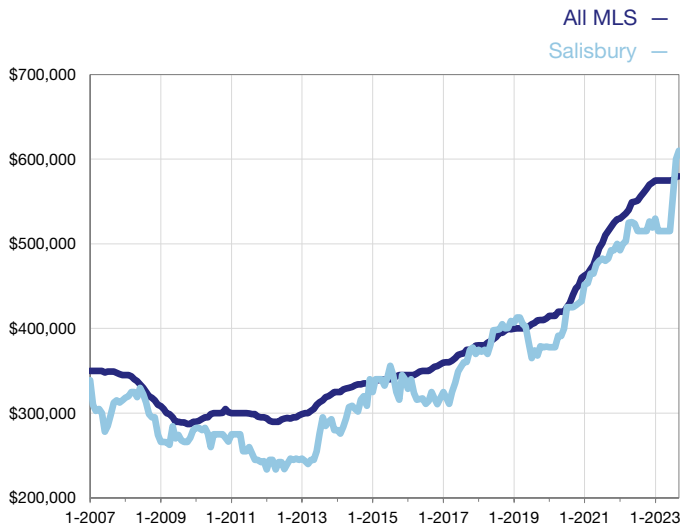
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	37	50	+ 35.1%
Closed Sales	2	6	+ 200.0%	40	44	+ 10.0%
Median Sales Price*	\$426,000	\$569,950	+ 33.8%	\$468,125	\$562,500	+ 20.2%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	3.2	1.5	- 53.1%	--	--	--
Cumulative Days on Market Until Sale	51	62	+ 21.6%	45	56	+ 24.4%
Percent of Original List Price Received*	96.3%	100.2%	+ 4.0%	100.2%	101.3%	+ 1.1%
New Listings	3	6	+ 100.0%	43	52	+ 20.9%

* 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

