

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Salisbury

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	54	39	- 27.8%
Closed Sales	8	3	- 62.5%	59	38	- 35.6%
Median Sales Price*	\$642,450	<b>\$515,000</b>	- 19.8%	\$522,500	<b>\$571,750</b>	+ 9.4%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	3.5	<b>2.2</b>	- 37.1%	--	--	--
Cumulative Days on Market Until Sale	27	<b>23</b>	- 14.8%	40	<b>34</b>	- 15.0%
Percent of Original List Price Received*	100.7%	<b>110.0%</b>	+ 9.2%	99.9%	<b>100.5%</b>	+ 0.6%
New Listings	7	6	- 14.3%	74	51	- 31.1%

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

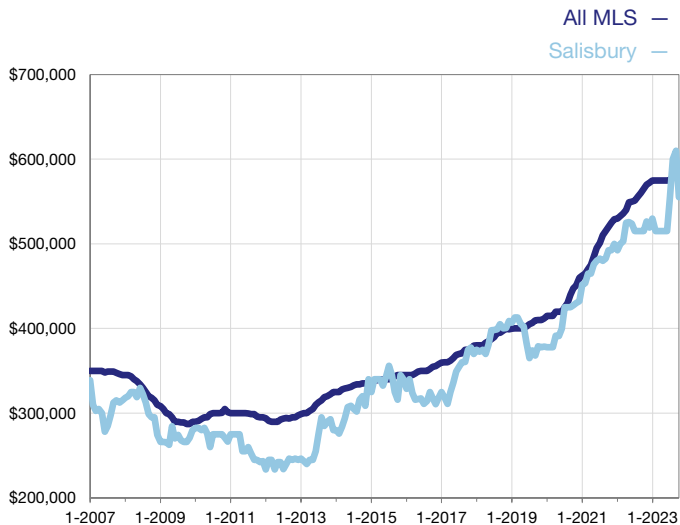
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	40	56	+ 40.0%
Closed Sales	2	5	+ 150.0%	42	49	+ 16.7%
Median Sales Price*	\$361,000	<b>\$444,900</b>	+ 23.2%	\$463,750	<b>\$560,000</b>	+ 20.8%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.6	<b>0.8</b>	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	24	<b>24</b>	0.0%	44	<b>52</b>	+ 18.2%
Percent of Original List Price Received*	96.8%	<b>96.2%</b>	- 0.6%	100.0%	<b>100.8%</b>	+ 0.8%
New Listings	2	4	+ 100.0%	45	55	+ 22.2%

\* 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

