

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

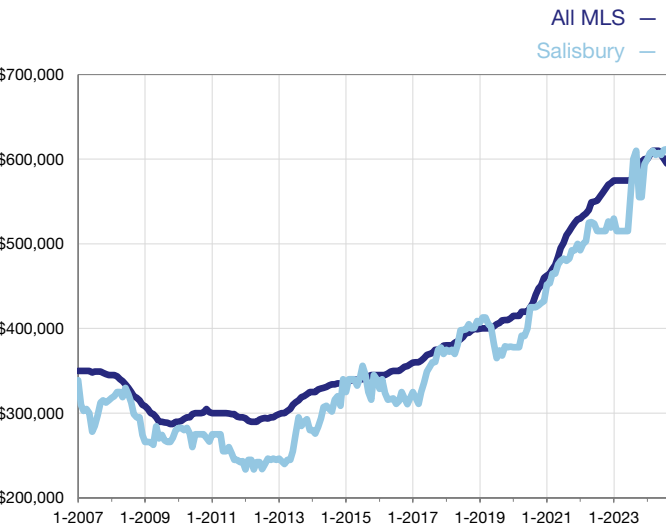
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	29	35	+ 20.7%
Closed Sales	5	5	0.0%	28	28	0.0%
Median Sales Price*	\$605,000	\$810,000	+ 33.9%	\$555,000	\$617,500	+ 11.3%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	39	34	- 12.8%
Percent of Original List Price Received*	94.8%	97.5%	+ 2.8%	99.0%	100.9%	+ 1.9%
New Listings	10	7	- 30.0%	39	49	+ 25.6%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	3	- 70.0%	44	24	- 45.5%
Closed Sales	6	6	0.0%	38	29	- 23.7%
Median Sales Price*	\$746,000	\$657,500	- 11.9%	\$557,500	\$600,000	+ 7.6%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	2.0	3.1	+ 55.0%	--	--	--
Cumulative Days on Market Until Sale	46	44	- 4.3%	55	32	- 41.8%
Percent of Original List Price Received*	99.6%	95.1%	- 4.5%	101.4%	99.7%	- 1.7%
New Listings	10	4	- 60.0%	46	40	- 13.0%

* 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

