

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	6	+ 20.0%	37	46	+ 24.3%
Closed Sales	3	6	+ 100.0%	38	40	+ 5.3%
Median Sales Price*	\$515,000	\$864,500	+ 67.9%	\$571,750	\$726,500	+ 27.1%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	23	47	+ 104.3%	34	36	+ 5.9%
Percent of Original List Price Received*	110.0%	97.8%	- 11.1%	100.5%	100.0%	- 0.5%
New Listings	6	6	0.0%	50	64	+ 28.0%

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

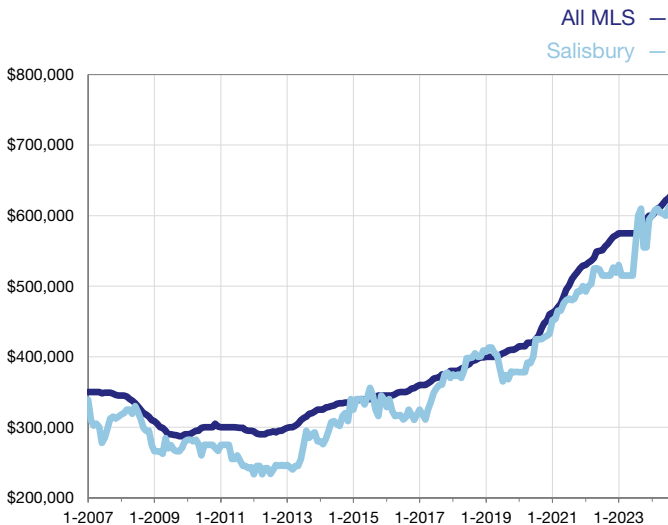
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	5	- 16.7%	56	34	- 39.3%
Closed Sales	5	5	0.0%	49	36	- 26.5%
Median Sales Price*	\$444,900	\$525,000	+ 18.0%	\$560,000	\$600,000	+ 7.1%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	24	46	+ 91.7%	52	35	- 32.7%
Percent of Original List Price Received*	96.2%	97.9%	+ 1.8%	100.8%	99.4%	- 1.4%
New Listings	4	3	- 25.0%	56	50	- 10.7%

* 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

