

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

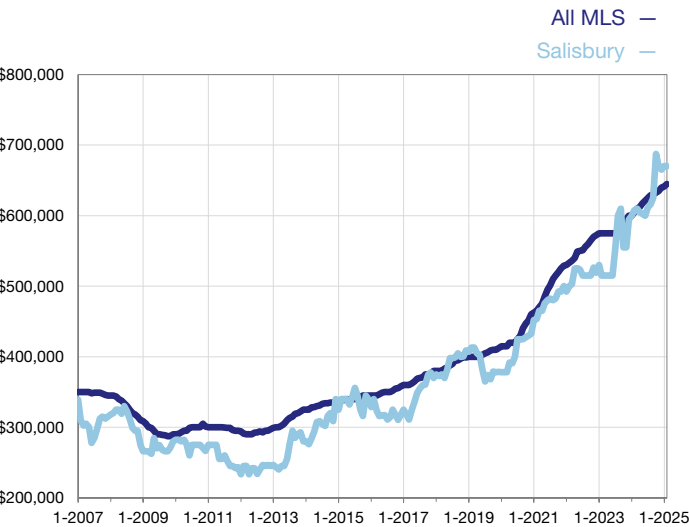
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	6	10	+ 66.7%
Closed Sales	5	7	+ 40.0%	5	10	+ 100.0%
Median Sales Price*	\$610,000	\$570,000	- 6.6%	\$610,000	\$615,000	+ 0.8%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	47	+ 62.1%	29	39	+ 34.5%
Percent of Original List Price Received*	98.4%	94.7%	- 3.8%	98.4%	97.1%	- 1.3%
New Listings	4	2	- 50.0%	6	8	+ 33.3%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	4	2	- 50.0%
Closed Sales	4	1	- 75.0%	4	2	- 50.0%
Median Sales Price*	\$429,950	\$395,000	- 8.1%	\$429,950	\$507,500	+ 18.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	18	17	- 5.6%	18	11	- 38.9%
Percent of Original List Price Received*	101.9%	100.0%	- 1.9%	101.9%	98.8%	- 3.0%
New Listings	1	1	0.0%	5	5	0.0%

* 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

