

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	11	- 8.3%	29	36	+ 24.1%
Closed Sales	6	4	- 33.3%	23	27	+ 17.4%
Median Sales Price*	\$746,500	\$839,950	+ 12.5%	\$610,000	\$750,000	+ 23.0%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	35	45	+ 28.6%
Percent of Original List Price Received*	99.1%	100.1%	+ 1.0%	101.6%	99.2%	- 2.4%
New Listings	5	12	+ 140.0%	42	47	+ 11.9%

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

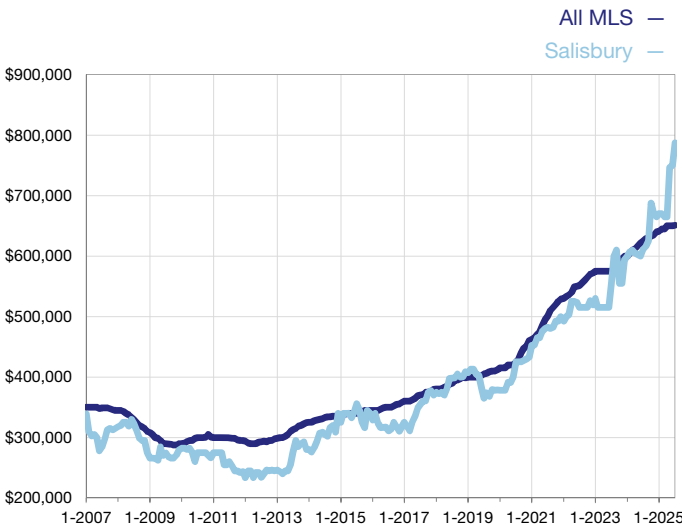
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	5	- 16.7%	21	31	+ 47.6%
Closed Sales	5	3	- 40.0%	23	25	+ 8.7%
Median Sales Price*	\$660,000	\$490,000	- 25.8%	\$600,000	\$589,900	- 1.7%
Inventory of Homes for Sale	13	20	+ 53.8%	--	--	--
Months Supply of Inventory	3.1	5.2	+ 67.7%	--	--	--
Cumulative Days on Market Until Sale	39	16	- 59.0%	28	28	0.0%
Percent of Original List Price Received*	104.5%	101.4%	- 3.0%	100.9%	97.9%	- 3.0%
New Listings	7	9	+ 28.6%	36	61	+ 69.4%

* 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

