

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Salisbury

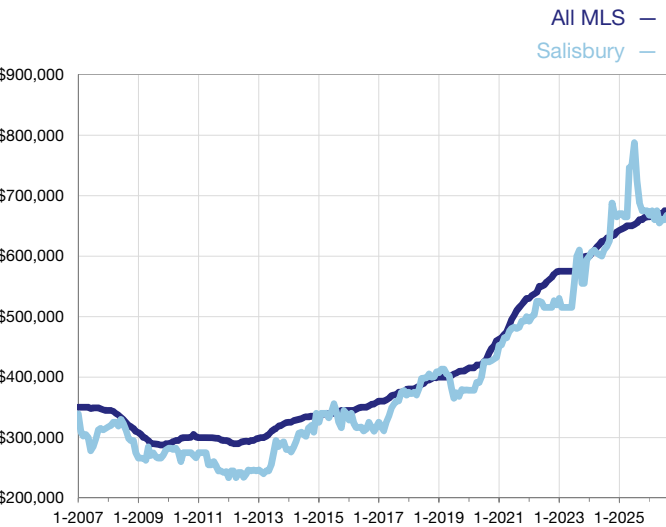
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	36	42	+ 16.7%
Closed Sales	10	7	- 30.0%	37	36	- 2.7%
Median Sales Price*	\$682,500	\$740,000	+ 8.4%	\$690,000	\$731,000	+ 5.9%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	3.8	3.4	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	39	56	+ 43.6%	44	52	+ 18.2%
Percent of Original List Price Received*	94.6%	96.7%	+ 2.2%	98.0%	97.6%	- 0.4%
New Listings	6	9	+ 50.0%	52	56	+ 7.7%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	10	+ 233.3%	34	60	+ 76.5%
Closed Sales	6	8	+ 33.3%	31	44	+ 41.9%
Median Sales Price*	\$619,950	\$559,900	- 9.7%	\$609,900	\$562,450	- 7.8%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	5.4	2.6	- 51.9%	--	--	--
Cumulative Days on Market Until Sale	32	43	+ 34.4%	29	54	+ 86.2%
Percent of Original List Price Received*	99.1%	100.6%	+ 1.5%	98.2%	98.8%	+ 0.6%
New Listings	7	3	- 57.1%	68	81	+ 19.1%

* 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

