

# Local Market Update – June 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Peabody

### Single-Family Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	34	39	+ 14.7%	178	181	+ 1.7%
Closed Sales	36	28	- 22.2%	144	148	+ 2.8%
Median Sales Price*	\$355,500	<b>\$398,500</b>	+ 12.1%	\$359,987	<b>\$382,500</b>	+ 6.3%
Inventory of Homes for Sale	76	37	- 51.3%	--	--	--
Months Supply of Inventory	2.7	1.2	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	58	45	- 22.4%	81	68	- 16.0%
Percent of Original List Price Received*	98.5%	102.1%	+ 3.7%	97.4%	98.7%	+ 1.3%
New Listings	54	50	- 7.4%	230	211	- 8.3%

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

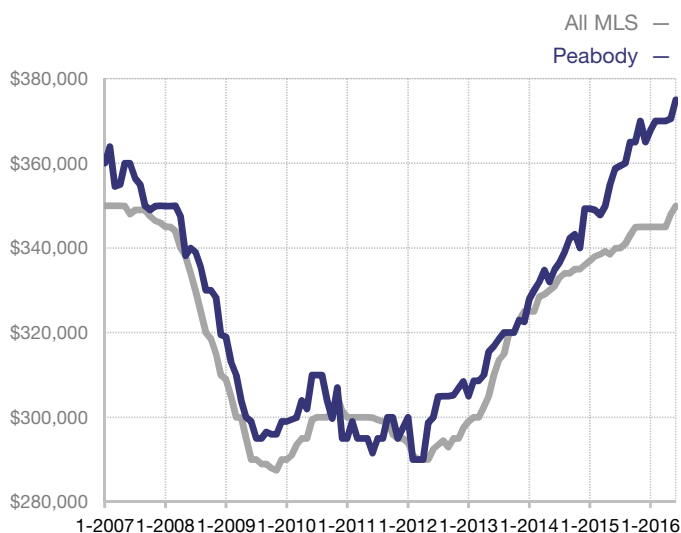
### Condominium Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	20	18	- 10.0%	74	72	- 2.7%
Closed Sales	10	17	+ 70.0%	47	56	+ 19.1%
Median Sales Price*	\$262,500	<b>\$262,000</b>	- 0.2%	\$255,000	<b>\$258,000</b>	+ 1.2%
Inventory of Homes for Sale	21	5	- 76.2%	--	--	--
Months Supply of Inventory	2.1	0.4	- 81.0%	--	--	--
Cumulative Days on Market Until Sale	47	60	+ 27.7%	57	59	+ 3.5%
Percent of Original List Price Received*	98.4%	97.3%	- 1.1%	96.9%	97.6%	+ 0.7%
New Listings	15	16	+ 6.7%	84	72	- 14.3%

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

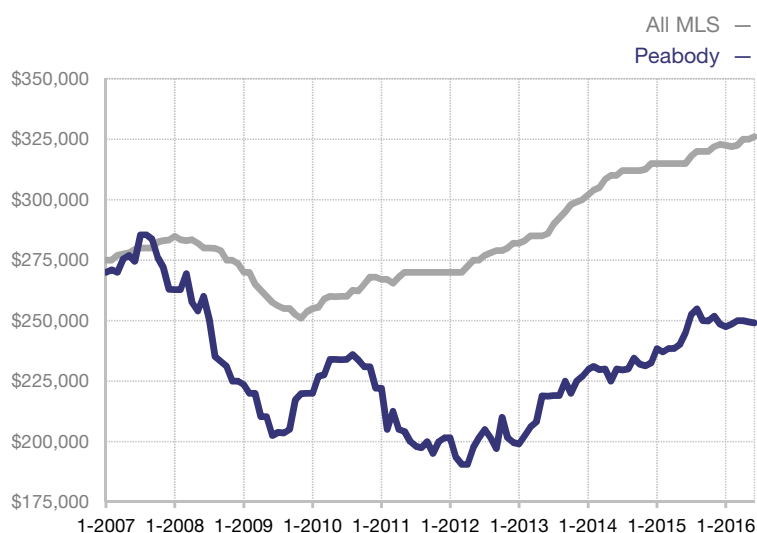
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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