

Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	38	37	- 2.6%	216	214	- 0.9%
Closed Sales	39	33	- 15.4%	183	182	- 0.5%
Median Sales Price*	\$366,750	\$400,000	+ 9.1%	\$361,000	\$388,100	+ 7.5%
Inventory of Homes for Sale	78	41	- 47.4%	--	--	--
Months Supply of Inventory	2.7	1.3	- 51.9%	--	--	--
Cumulative Days on Market Until Sale	55	39	- 29.1%	76	62	- 18.4%
Percent of Original List Price Received*	98.4%	100.9%	+ 2.5%	97.7%	99.2%	+ 1.5%
New Listings	45	45	0.0%	275	256	- 6.9%

* 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		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	14	9	- 35.7%	88	81	- 8.0%
Closed Sales	23	18	- 21.7%	70	77	+ 10.0%
Median Sales Price*	\$277,500	\$272,000	- 2.0%	\$257,000	\$259,900	+ 1.1%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	50	42	- 16.0%	55	56	+ 1.8%
Percent of Original List Price Received*	97.7%	99.7%	+ 2.0%	97.1%	98.1%	+ 1.0%
New Listings	16	14	- 12.5%	100	86	- 14.0%

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

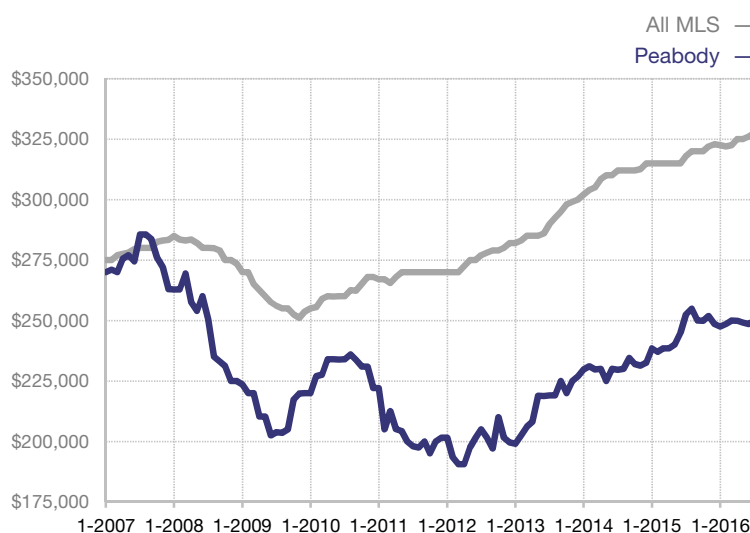
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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