

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	41	37	- 9.8%	292	278	- 4.8%
Closed Sales	47	54	+ 14.9%	276	250	- 9.4%
Median Sales Price*	\$422,250	\$452,500	+ 7.2%	\$410,000	\$445,000	+ 8.5%
Inventory of Homes for Sale	40	21	- 47.5%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	35	32	- 8.6%
Percent of Original List Price Received*	101.3%	102.2%	+ 0.9%	100.2%	101.3%	+ 1.1%
New Listings	40	34	- 15.0%	333	307	- 7.8%

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

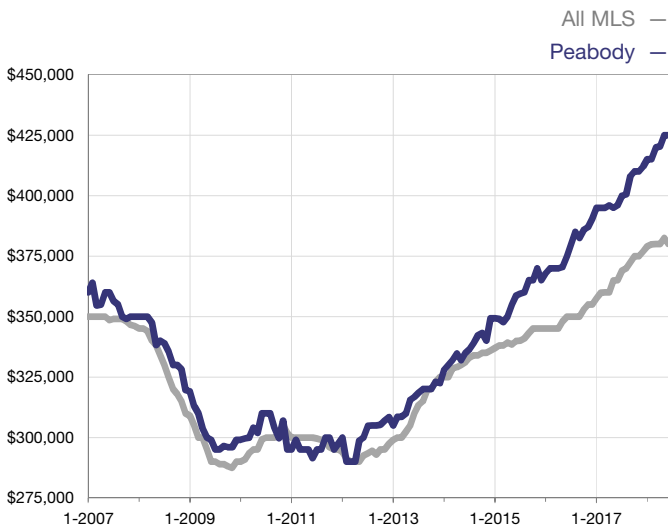
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	9	11	+ 22.2%	89	76	- 14.6%
Closed Sales	11	11	0.0%	82	73	- 11.0%
Median Sales Price*	\$322,000	\$294,000	- 8.7%	\$277,000	\$310,000	+ 11.9%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	21	41	+ 95.2%	30	27	- 10.0%
Percent of Original List Price Received*	101.7%	98.3%	- 3.3%	99.3%	100.0%	+ 0.7%
New Listings	15	15	0.0%	101	89	- 11.9%

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

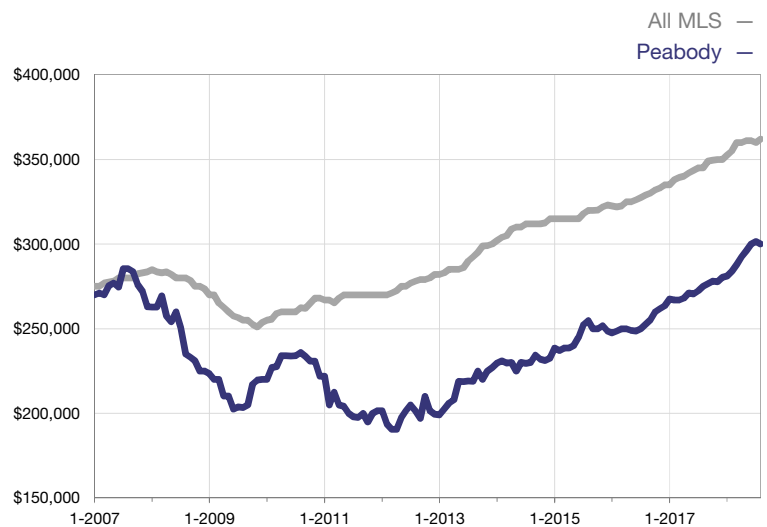
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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