

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	29	28	- 3.4%	359	350	- 2.5%
Closed Sales	31	39	+ 25.8%	343	323	- 5.8%
Median Sales Price*	\$495,000	\$537,500	+ 8.6%	\$455,000	\$525,000	+ 15.4%
Inventory of Homes for Sale	39	14	- 64.1%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	28	22	- 21.4%	31	25	- 19.4%
Percent of Original List Price Received*	101.5%	104.1%	+ 2.6%	99.9%	102.7%	+ 2.8%
New Listings	31	27	- 12.9%	418	359	- 14.1%

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

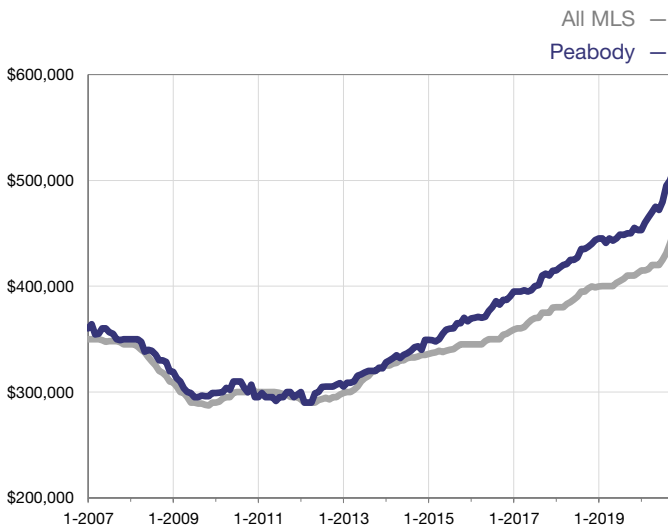
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	10	+ 11.1%	122	137	+ 12.3%
Closed Sales	10	11	+ 10.0%	113	129	+ 14.2%
Median Sales Price*	\$355,000	\$405,000	+ 14.1%	\$315,000	\$347,000	+ 10.2%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	34	30	- 11.8%
Percent of Original List Price Received*	99.0%	102.9%	+ 3.9%	99.6%	101.2%	+ 1.6%
New Listings	7	10	+ 42.9%	136	142	+ 4.4%

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

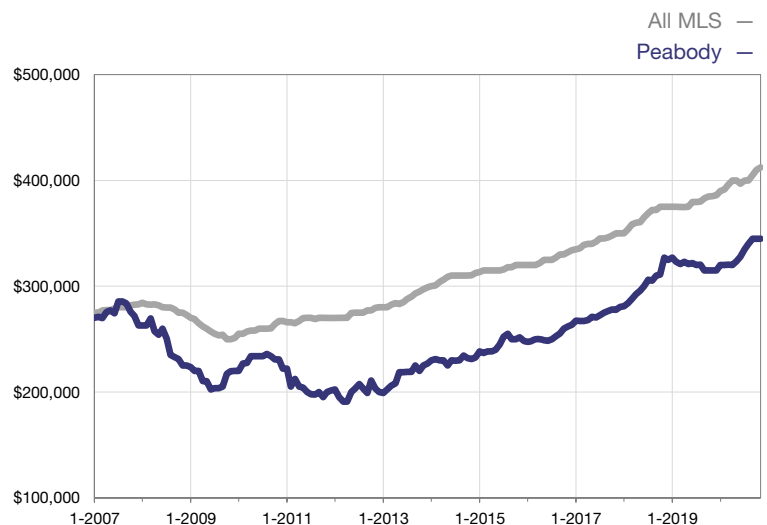
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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