

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	21	+ 31.3%	399	305	- 23.6%
Closed Sales	32	22	- 31.3%	400	306	- 23.5%
Median Sales Price*	\$652,500	\$572,500	- 12.3%	\$611,500	\$600,500	- 1.8%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	18	21	+ 16.7%
Percent of Original List Price Received*	107.4%	102.2%	- 4.8%	106.7%	103.8%	- 2.7%
New Listings	15	9	- 40.0%	419	335	- 20.0%

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

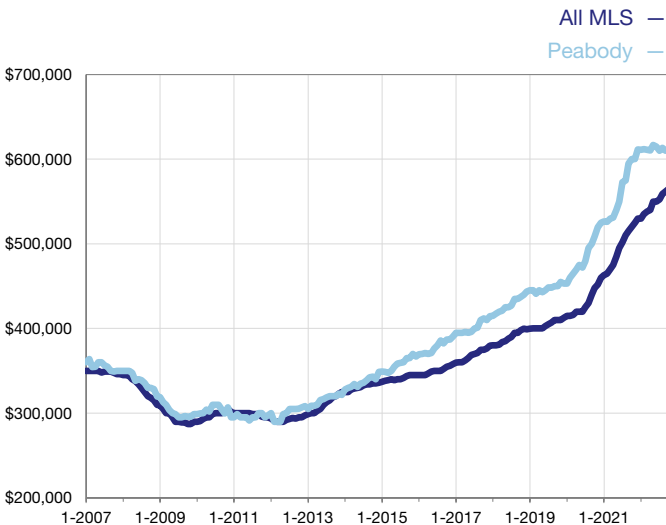
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	10	+ 66.7%	109	106	- 2.8%
Closed Sales	8	9	+ 12.5%	110	107	- 2.7%
Median Sales Price*	\$417,500	\$500,000	+ 19.8%	\$392,250	\$424,900	+ 8.3%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	38	31	- 18.4%	22	20	- 9.1%
Percent of Original List Price Received*	100.2%	99.4%	- 0.8%	103.3%	104.4%	+ 1.1%
New Listings	7	6	- 14.3%	119	110	- 7.6%

* 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

