

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	12	- 7.7%	13	12	- 7.7%
Closed Sales	19	15	- 21.1%	19	15	- 21.1%
Median Sales Price*	\$560,000	\$500,000	- 10.7%	\$560,000	\$500,000	- 10.7%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	30	23	- 23.3%	30	23	- 23.3%
Percent of Original List Price Received*	102.3%	98.0%	- 4.2%	102.3%	98.0%	- 4.2%
New Listings	13	14	+ 7.7%	13	14	+ 7.7%

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

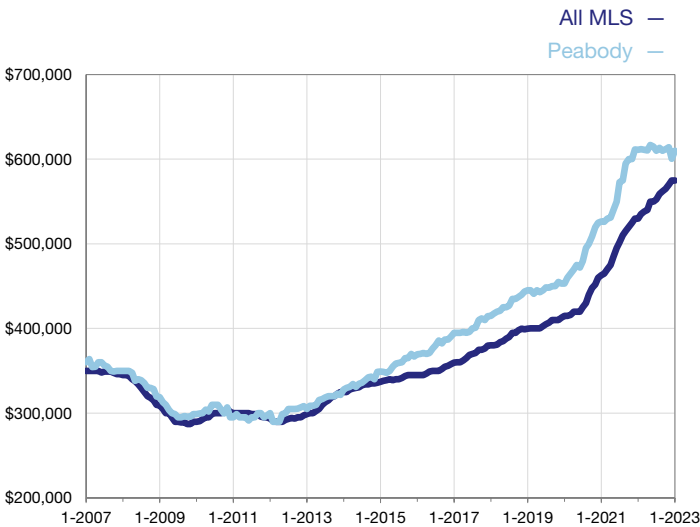
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	8	7	- 12.5%
Closed Sales	9	5	- 44.4%	9	5	- 44.4%
Median Sales Price*	\$384,000	\$445,000	+ 15.9%	\$384,000	\$445,000	+ 15.9%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	18	33	+ 83.3%	18	33	+ 83.3%
Percent of Original List Price Received*	107.4%	94.8%	- 11.7%	107.4%	94.8%	- 11.7%
New Listings	6	6	0.0%	6	6	0.0%

* 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

