

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Peabody

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	33	46	+ 39.4%	241	226	- 6.2%
Closed Sales	45	43	- 4.4%	196	187	- 4.6%
Median Sales Price*	\$445,000	<b>\$475,000</b>	+ 6.7%	\$440,000	<b>\$448,700</b>	+ 2.0%
Inventory of Homes for Sale	33	20	- 39.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	27	32	+ 18.5%	33	35	+ 6.1%
Percent of Original List Price Received*	101.2%	100.6%	- 0.6%	101.0%	99.5%	- 1.5%
New Listings	42	30	- 28.6%	271	251	- 7.4%

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

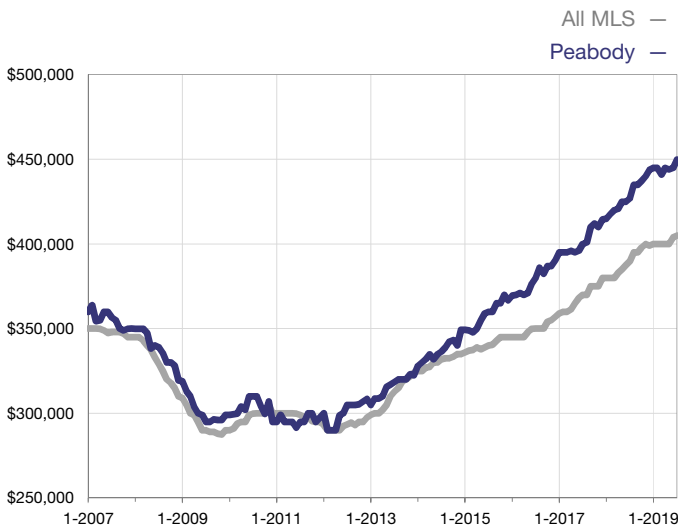
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	14	+ 100.0%	65	82	+ 26.2%
Closed Sales	13	8	- 38.5%	62	69	+ 11.3%
Median Sales Price*	\$340,000	<b>\$335,000</b>	- 1.5%	\$311,000	<b>\$314,000</b>	+ 1.0%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	26	24	- 7.7%	24	36	+ 50.0%
Percent of Original List Price Received*	102.6%	100.9%	- 1.7%	100.3%	99.2%	- 1.1%
New Listings	7	14	+ 100.0%	73	91	+ 24.7%

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

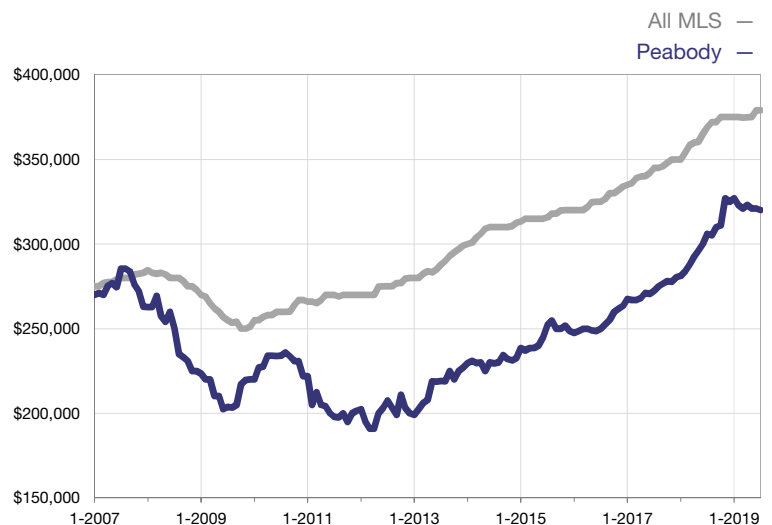
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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