

# Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Peabody

### Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	44	39	- 11.4%	223	205	- 8.1%
Closed Sales	44	44	0.0%	189	166	- 12.2%
Median Sales Price*	\$470,000	<b>\$499,050</b>	+ 6.2%	\$448,000	<b>\$500,000</b>	+ 11.6%
Inventory of Homes for Sale	33	22	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	31	21	- 32.3%	35	29	- 17.1%
Percent of Original List Price Received*	100.6%	<b>102.5%</b>	+ 1.9%	99.4%	<b>101.3%</b>	+ 1.9%
New Listings	29	44	+ 51.7%	251	217	- 13.5%

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

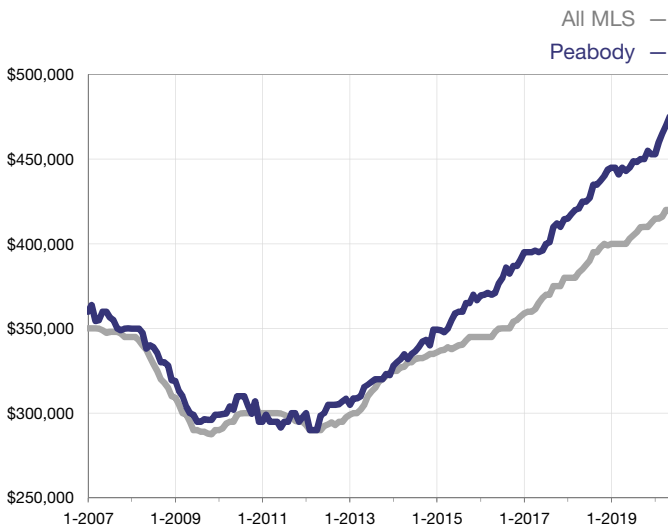
### Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	14	+ 16.7%	79	74	- 6.3%
Closed Sales	10	12	+ 20.0%	70	60	- 14.3%
Median Sales Price*	\$335,000	<b>\$380,900</b>	+ 13.7%	\$314,500	<b>\$342,500</b>	+ 8.9%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	24	46	+ 91.7%	35	34	- 2.9%
Percent of Original List Price Received*	101.2%	<b>101.1%</b>	- 0.1%	99.4%	<b>100.4%</b>	+ 1.0%
New Listings	14	16	+ 14.3%	90	79	- 12.2%

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

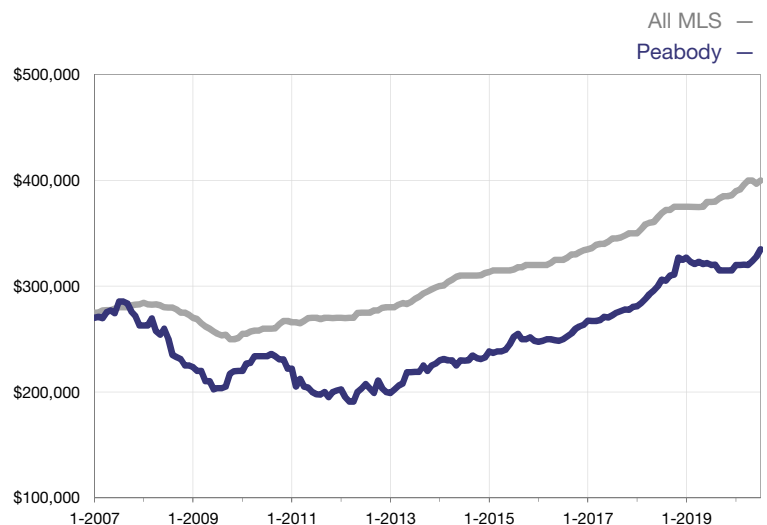
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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