

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	29	46	+ 58.6%	252	249	- 1.2%
Closed Sales	44	39	- 11.4%	233	206	- 11.6%
Median Sales Price*	\$449,500	\$585,000	+ 30.1%	\$448,700	\$519,000	+ 15.7%
Inventory of Homes for Sale	41	10	- 75.6%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	34	28	- 17.6%
Percent of Original List Price Received*	100.2%	104.2%	+ 4.0%	99.6%	101.9%	+ 2.3%
New Listings	41	32	- 22.0%	292	249	- 14.7%

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

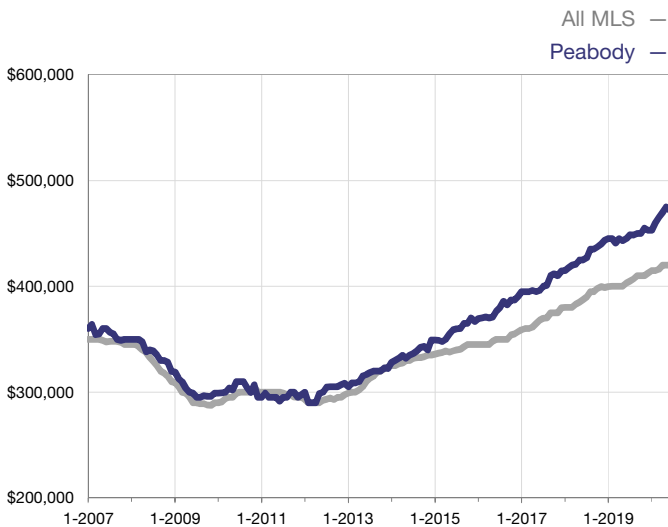
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	22	+ 83.3%	91	96	+ 5.5%
Closed Sales	12	16	+ 33.3%	82	76	- 7.3%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$315,000	\$347,500	+ 10.3%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	34	32	- 5.9%
Percent of Original List Price Received*	102.1%	103.5%	+ 1.4%	99.8%	101.0%	+ 1.2%
New Listings	10	22	+ 120.0%	100	101	+ 1.0%

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

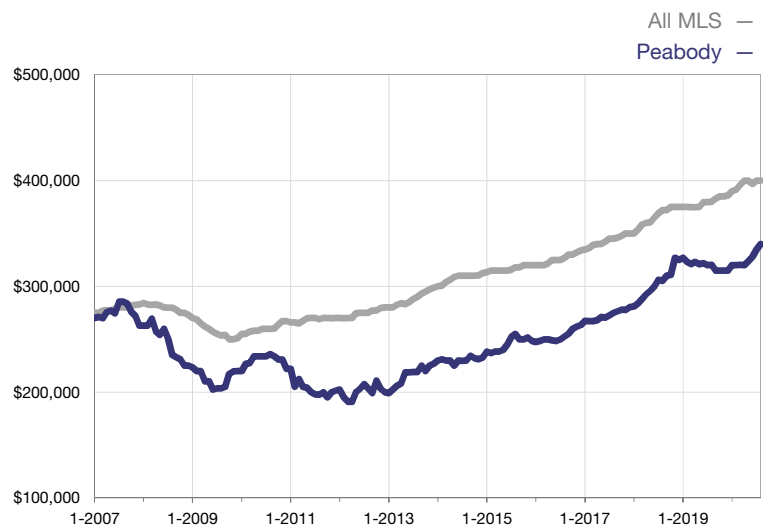
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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