

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	38	+ 123.5%	76	107	+ 40.8%
Closed Sales	18	20	+ 11.1%	72	70	- 2.8%
Median Sales Price*	\$515,500	\$608,750	+ 18.1%	\$515,500	\$566,500	+ 9.9%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	33	16	- 51.5%	40	19	- 52.5%
Percent of Original List Price Received*	99.8%	108.6%	+ 8.8%	99.9%	105.5%	+ 5.6%
New Listings	19	45	+ 136.8%	79	117	+ 48.1%

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

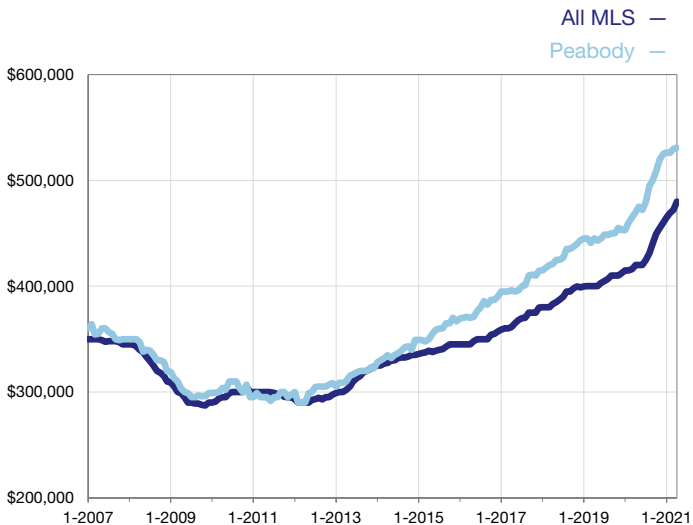
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	9	+ 200.0%	31	39	+ 25.8%
Closed Sales	7	10	+ 42.9%	30	38	+ 26.7%
Median Sales Price*	\$320,000	\$409,500	+ 28.0%	\$319,950	\$390,000	+ 21.9%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	18	16	- 11.1%	29	24	- 17.2%
Percent of Original List Price Received*	102.7%	105.2%	+ 2.4%	99.5%	101.9%	+ 2.4%
New Listings	4	15	+ 275.0%	34	43	+ 26.5%

* 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

