

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	29	48	+ 65.5%	105	150	+ 42.9%
Closed Sales	23	35	+ 52.2%	95	105	+ 10.5%
Median Sales Price*	\$510,000	\$611,000	+ 19.8%	\$510,000	\$595,000	+ 16.7%
Inventory of Homes for Sale	30	8	- 73.3%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	22	16	- 27.3%	35	18	- 48.6%
Percent of Original List Price Received*	102.1%	108.7%	+ 6.5%	100.4%	106.6%	+ 6.2%
New Listings	36	37	+ 2.8%	115	154	+ 33.9%

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

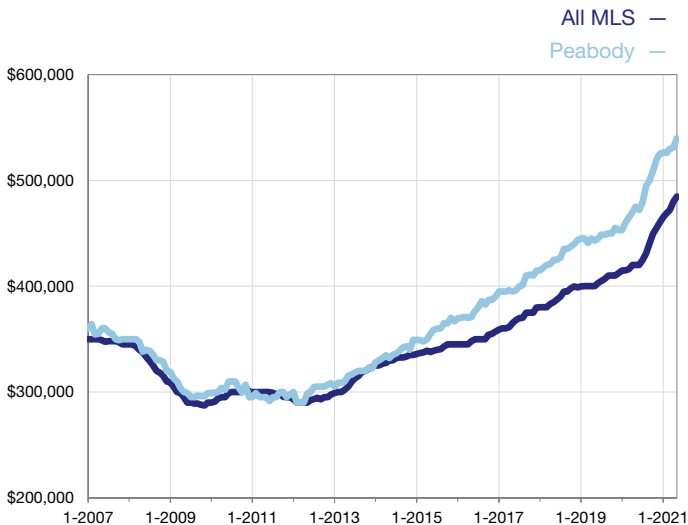
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	10	0.0%	41	48	+ 17.1%
Closed Sales	6	8	+ 33.3%	36	46	+ 27.8%
Median Sales Price*	\$377,500	\$429,000	+ 13.6%	\$322,500	\$394,000	+ 22.2%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	32	13	- 59.4%	29	22	- 24.1%
Percent of Original List Price Received*	101.5%	105.1%	+ 3.5%	99.9%	102.4%	+ 2.5%
New Listings	11	7	- 36.4%	45	50	+ 11.1%

* 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

