

# Local Market Update – April 2022

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## Peabody

### Single-Family Properties

| Key Metrics                              | April     |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| Pending Sales                            | 34        | 27               | - 20.6% | 100          | 79               | - 21.0% |
| Closed Sales                             | 20        | 25               | + 25.0% | 70           | 78               | + 11.4% |
| Median Sales Price*                      | \$608,750 | <b>\$600,000</b> | - 1.4%  | \$566,500    | <b>\$581,000</b> | + 2.6%  |
| Inventory of Homes for Sale              | 26        | 11               | - 57.7% | --           | --               | --      |
| Months Supply of Inventory               | 0.8       | 0.3              | - 62.5% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 16        | 18               | + 12.5% | 19           | 22               | + 15.8% |
| Percent of Original List Price Received* | 108.6%    | <b>111.0%</b>    | + 2.2%  | 105.5%       | <b>106.5%</b>    | + 0.9%  |
| New Listings                             | 45        | 28               | - 37.8% | 117          | 91               | - 22.2% |

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

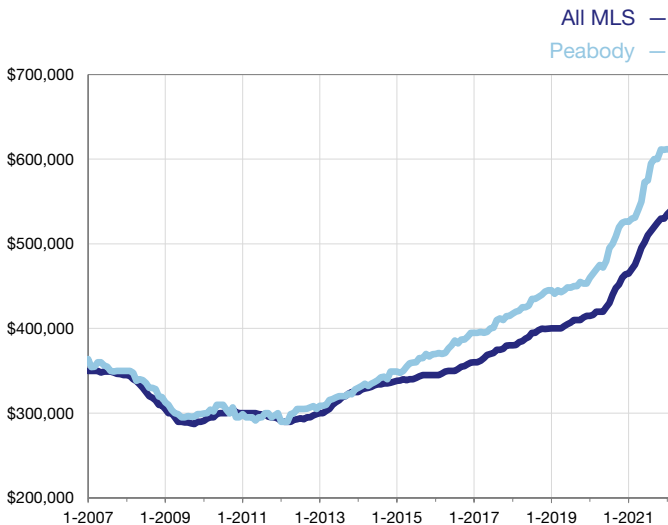
### Condominium Properties

| Key Metrics                              | April     |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| Pending Sales                            | 9         | 12               | + 33.3% | 38           | 37               | - 2.6%  |
| Closed Sales                             | 10        | 10               | 0.0%    | 38           | 33               | - 13.2% |
| Median Sales Price*                      | \$409,500 | <b>\$357,500</b> | - 12.7% | \$390,000    | <b>\$384,000</b> | - 1.5%  |
| Inventory of Homes for Sale              | 6         | 6                | 0.0%    | --           | --               | --      |
| Months Supply of Inventory               | 0.5       | 0.7              | + 40.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 16        | 19               | + 18.8% | 24           | 20               | - 16.7% |
| Percent of Original List Price Received* | 105.2%    | <b>110.1%</b>    | + 4.7%  | 101.9%       | <b>106.4%</b>    | + 4.4%  |
| New Listings                             | 15        | 12               | - 20.0% | 43           | 40               | - 7.0%  |

\* 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

