

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	35	29	- 17.1%	383	289	- 24.5%
Closed Sales	44	29	- 34.1%	368	284	- 22.8%
Median Sales Price*	\$590,500	\$557,000	- 5.7%	\$608,750	\$607,500	- 0.2%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	24	+ 26.3%	18	21	+ 16.7%
Percent of Original List Price Received*	105.7%	100.2%	- 5.2%	106.7%	104.0%	- 2.5%
New Listings	22	25	+ 13.6%	404	327	- 19.1%

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

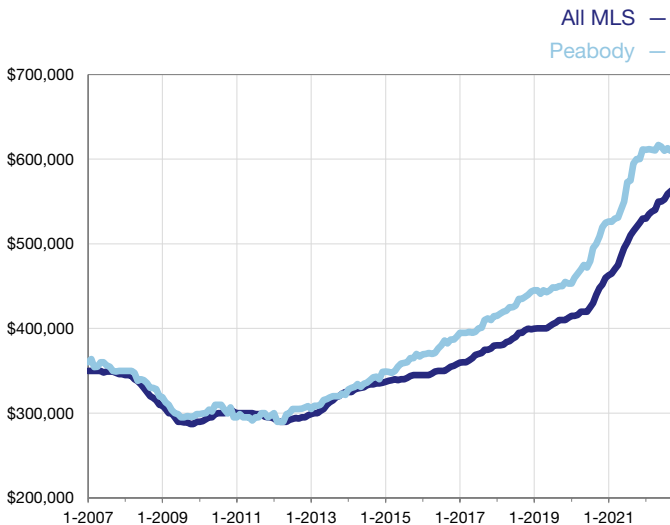
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	7	0.0%	103	99	- 3.9%
Closed Sales	10	8	- 20.0%	102	98	- 3.9%
Median Sales Price*	\$384,950	\$441,850	+ 14.8%	\$390,500	\$414,000	+ 6.0%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	16	16	0.0%	20	19	- 5.0%
Percent of Original List Price Received*	99.9%	100.9%	+ 1.0%	103.5%	104.9%	+ 1.4%
New Listings	9	8	- 11.1%	112	104	- 7.1%

* 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

