

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Peabody

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	12	- 50.0%	56	40	- 28.6%
Closed Sales	19	14	- 26.3%	53	39	- 26.4%
Median Sales Price*	\$597,500	<b>\$580,500</b>	- 2.8%	\$580,000	<b>\$555,555</b>	- 4.2%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	0.5	<b>0.7</b>	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	15	<b>30</b>	+ 100.0%	25	<b>24</b>	- 4.0%
Percent of Original List Price Received*	108.1%	<b>102.6%</b>	- 5.1%	104.3%	<b>101.8%</b>	- 2.4%
New Listings	27	<b>21</b>	- 22.2%	63	<b>50</b>	- 20.6%

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

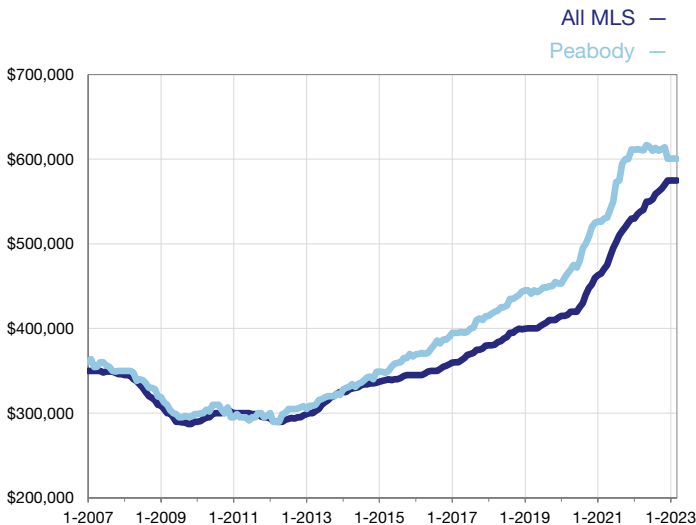
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	23	20	- 13.0%
Closed Sales	8	4	- 50.0%	23	17	- 26.1%
Median Sales Price*	\$383,500	<b>\$415,000</b>	+ 8.2%	\$385,000	<b>\$445,000</b>	+ 15.6%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.4	<b>0.6</b>	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	21	<b>18</b>	- 14.3%	20	<b>22</b>	+ 10.0%
Percent of Original List Price Received*	106.1%	<b>101.5%</b>	- 4.3%	104.8%	<b>99.2%</b>	- 5.3%
New Listings	18	<b>10</b>	- 44.4%	28	<b>20</b>	- 28.6%

\* 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

