

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	22	+ 4.8%	77	60	- 22.1%
Closed Sales	25	15	- 40.0%	78	54	- 30.8%
Median Sales Price*	\$600,000	\$605,000	+ 0.8%	\$581,000	\$573,500	- 1.3%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	18	37	+ 105.6%	22	28	+ 27.3%
Percent of Original List Price Received*	111.0%	102.8%	- 7.4%	106.5%	102.1%	- 4.1%
New Listings	28	14	- 50.0%	91	64	- 29.7%

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

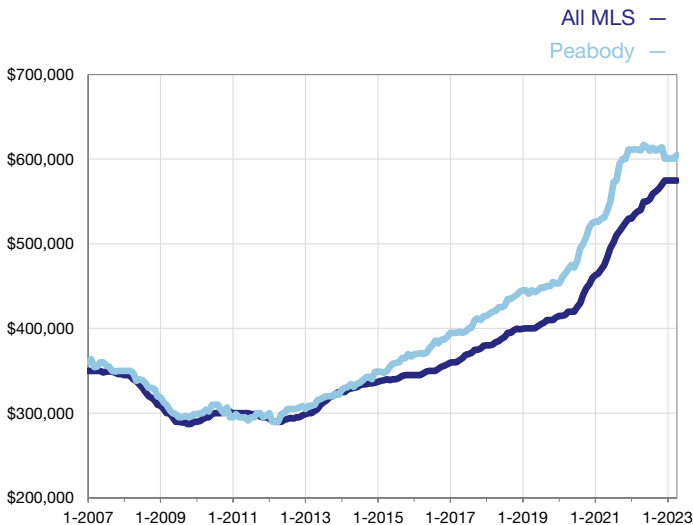
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	7	- 53.3%	38	26	- 31.6%
Closed Sales	10	11	+ 10.0%	33	28	- 15.2%
Median Sales Price*	\$357,500	\$465,000	+ 30.1%	\$384,000	\$447,500	+ 16.5%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	19	30	+ 57.9%	20	25	+ 25.0%
Percent of Original List Price Received*	110.1%	98.0%	- 11.0%	106.4%	98.7%	- 7.2%
New Listings	12	7	- 41.7%	40	27	- 32.5%

* 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

