

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	33	+ 17.9%	105	89	- 15.2%
Closed Sales	16	17	+ 6.3%	94	72	- 23.4%
Median Sales Price*	\$790,000	\$600,000	- 24.1%	\$594,250	\$575,000	- 3.2%
Inventory of Homes for Sale	28	16	- 42.9%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	12	20	+ 66.7%	21	27	+ 28.6%
Percent of Original List Price Received*	110.8%	103.3%	- 6.8%	107.2%	102.3%	- 4.6%
New Listings	34	36	+ 5.9%	124	100	- 19.4%

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

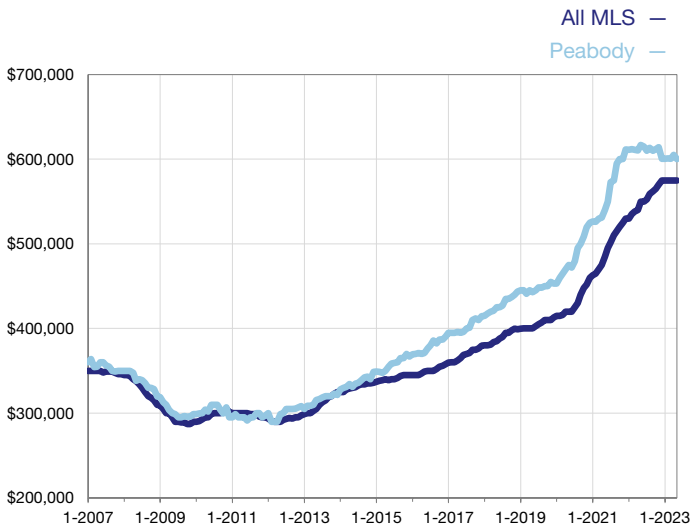
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	46	34	- 26.1%
Closed Sales	14	6	- 57.1%	47	34	- 27.7%
Median Sales Price*	\$435,000	\$525,000	+ 20.7%	\$400,000	\$457,500	+ 14.4%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	13	12	- 7.7%	18	23	+ 27.8%
Percent of Original List Price Received*	107.2%	108.8%	+ 1.5%	106.6%	100.5%	- 5.7%
New Listings	7	8	+ 14.3%	47	35	- 25.5%

* 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

