

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Peabody

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	39	+ 18.2%	138	125	- 9.4%
Closed Sales	32	33	+ 3.1%	126	105	- 16.7%
Median Sales Price*	\$607,500	<b>\$640,000</b>	+ 5.3%	\$598,750	<b>\$600,000</b>	+ 0.2%
Inventory of Homes for Sale	36	9	- 75.0%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	20	25	+ 25.0%
Percent of Original List Price Received*	107.5%	<b>105.4%</b>	- 2.0%	107.3%	<b>103.3%</b>	- 3.7%
New Listings	42	29	- 31.0%	166	129	- 22.3%

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

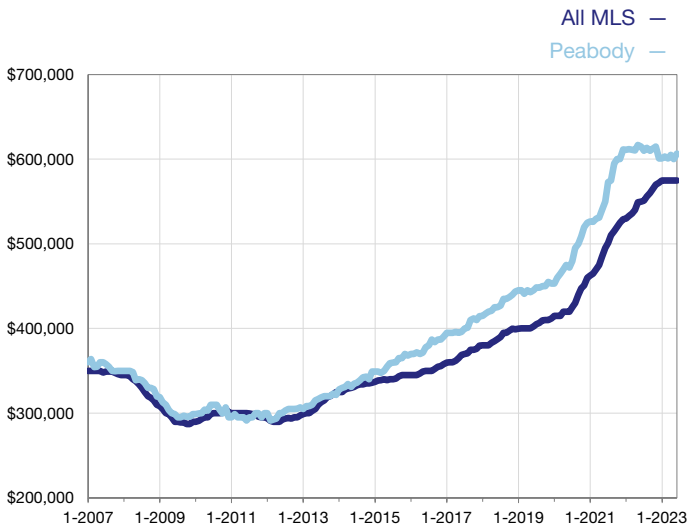
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	9	+ 12.5%	54	43	- 20.4%
Closed Sales	8	5	- 37.5%	55	39	- 29.1%
Median Sales Price*	\$406,500	<b>\$471,000</b>	+ 15.9%	\$403,000	<b>\$467,900</b>	+ 16.1%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	20	12	- 40.0%	18	22	+ 22.2%
Percent of Original List Price Received*	104.2%	<b>108.7%</b>	+ 4.3%	106.3%	<b>101.6%</b>	- 4.4%
New Listings	11	6	- 45.5%	58	41	- 29.3%

\* 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

