

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Peabody

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	32	21	- 34.4%	170	139	- 18.2%
Closed Sales	26	29	+ 11.5%	152	134	- 11.8%
Median Sales Price*	\$637,500	\$660,000	+ 3.5%	\$600,000	\$617,500	+ 2.9%
Inventory of Homes for Sale	32	8	- 75.0%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	20	23	+ 15.0%
Percent of Original List Price Received*	104.2%	105.8%	+ 1.5%	106.8%	103.9%	- 2.7%
New Listings	30	13	- 56.7%	196	143	- 27.0%

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

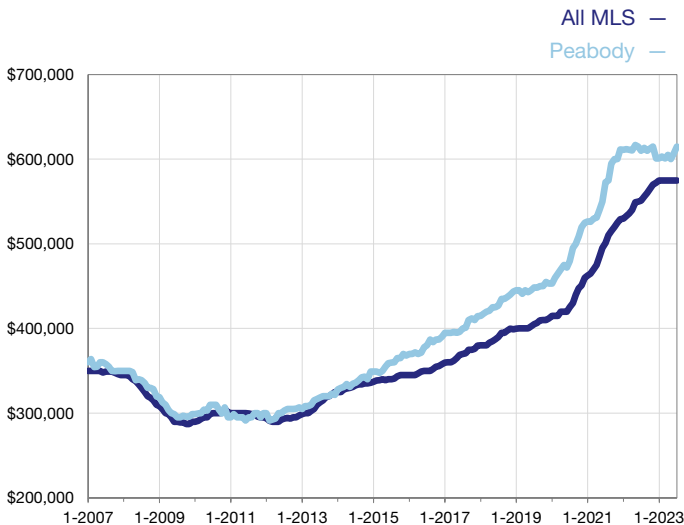
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	62	50	- 19.4%
Closed Sales	4	9	+ 125.0%	59	49	- 16.9%
Median Sales Price*	\$381,000	\$531,000	+ 39.4%	\$400,000	\$470,000	+ 17.5%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	19	21	+ 10.5%	18	21	+ 16.7%
Percent of Original List Price Received*	107.5%	100.2%	- 6.8%	106.4%	101.2%	- 4.9%
New Listings	9	10	+ 11.1%	67	51	- 23.9%

\* 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

