

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Peabody

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	32	21	- 34.4%	202	158	- 21.8%
Closed Sales	35	20	- 42.9%	187	154	- 17.6%
Median Sales Price*	\$620,000	<b>\$682,500</b>	+ 10.1%	\$601,000	<b>\$625,000</b>	+ 4.0%
Inventory of Homes for Sale	37	10	- 73.0%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	20	23	+ 15.0%
Percent of Original List Price Received*	101.4%	<b>102.7%</b>	+ 1.3%	105.8%	<b>103.7%</b>	- 2.0%
New Listings	39	22	- 43.6%	235	165	- 29.8%

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

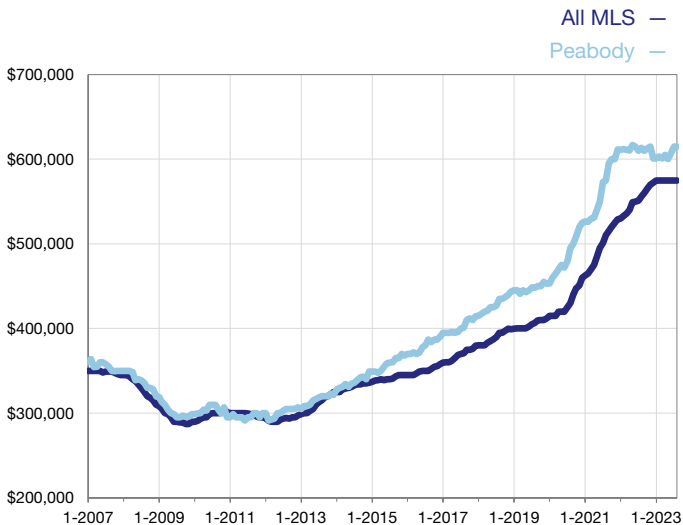
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	74	59	- 20.3%
Closed Sales	13	8	- 38.5%	72	57	- 20.8%
Median Sales Price*	\$442,500	<b>\$470,500</b>	+ 6.3%	\$406,500	<b>\$470,000</b>	+ 15.6%
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	24	14	- 41.7%	19	20	+ 5.3%
Percent of Original List Price Received*	100.2%	<b>105.1%</b>	+ 4.9%	105.3%	<b>101.8%</b>	- 3.3%
New Listings	10	11	+ 10.0%	77	62	- 19.5%

\* 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

