

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Peabody

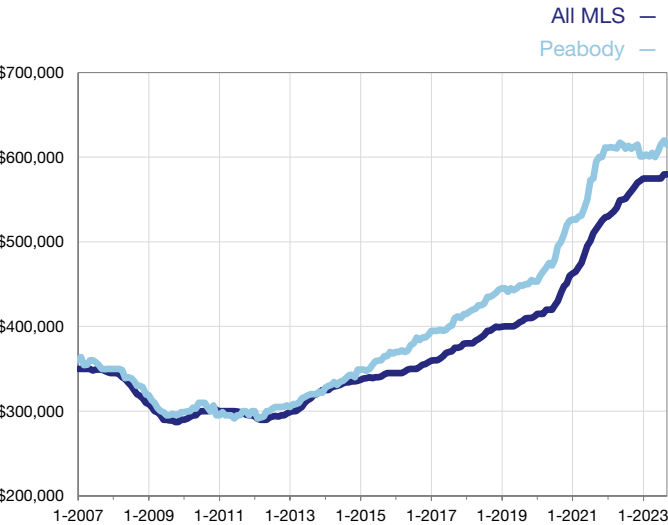
Single-Family Properties	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	31	23	- 25.8%	233	177	- 24.0%
Closed Sales	38	15	- 60.5%	225	169	- 24.9%
Median Sales Price*	\$634,500	\$585,000	- 7.8%	\$605,000	\$625,000	+ 3.3%
Inventory of Homes for Sale	37	10	- 73.0%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	23	20	- 13.0%	20	22	+ 10.0%
Percent of Original List Price Received*	100.8%	103.9%	+ 3.1%	104.9%	103.7%	- 1.1%
New Listings	34	20	- 41.2%	269	185	- 31.2%

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

Condominium Properties	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	84	71	- 15.5%
Closed Sales	11	10	- 9.1%	83	67	- 19.3%
Median Sales Price*	\$420,000	\$475,000	+ 13.1%	\$410,000	\$471,000	+ 14.9%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	19	14	- 26.3%	19	20	+ 5.3%
Percent of Original List Price Received*	107.6%	105.3%	- 2.1%	105.6%	102.3%	- 3.1%
New Listings	12	20	+ 66.7%	89	82	- 7.9%

\* 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

