

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	19	- 24.0%	258	192	- 25.6%
Closed Sales	29	18	- 37.9%	254	187	- 26.4%
Median Sales Price*	\$615,000	\$650,000	+ 5.7%	\$610,000	\$625,000	+ 2.5%
Inventory of Homes for Sale	32	21	- 34.4%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	22	18	- 18.2%	21	22	+ 4.8%
Percent of Original List Price Received*	100.3%	105.0%	+ 4.7%	104.4%	103.8%	- 0.6%
New Listings	25	27	+ 8.0%	294	212	- 27.9%

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

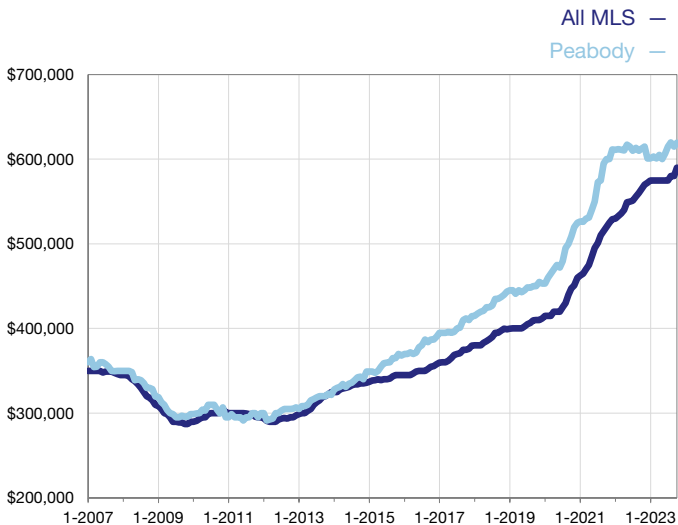
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	15	+ 114.3%	91	84	- 7.7%
Closed Sales	7	14	+ 100.0%	90	81	- 10.0%
Median Sales Price*	\$510,000	\$462,500	- 9.3%	\$411,500	\$471,000	+ 14.5%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	15	17	+ 13.3%	19	19	0.0%
Percent of Original List Price Received*	101.5%	103.7%	+ 2.2%	105.3%	102.6%	- 2.6%
New Listings	7	9	+ 28.6%	96	91	- 5.2%

* 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

