

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Peabody

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	24	0.0%	282	214	- 24.1%
Closed Sales	29	23	- 20.7%	283	210	- 25.8%
Median Sales Price*	\$557,000	\$620,000	+ 11.3%	\$610,000	\$625,000	+ 2.5%
Inventory of Homes for Sale	30	20	- 33.3%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	24	19	- 20.8%	21	22	+ 4.8%
Percent of Original List Price Received*	100.2%	102.9%	+ 2.7%	104.0%	103.7%	- 0.3%
New Listings	25	21	- 16.0%	319	233	- 27.0%

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

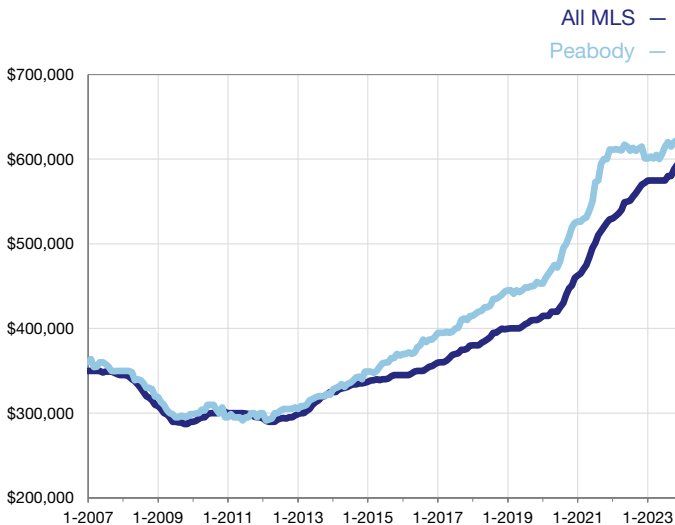
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	9	+ 80.0%	96	93	- 3.1%
Closed Sales	8	10	+ 25.0%	98	92	- 6.1%
Median Sales Price*	\$441,850	\$427,500	- 3.2%	\$414,000	\$466,450	+ 12.7%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	16	32	+ 100.0%	19	20	+ 5.3%
Percent of Original List Price Received*	100.9%	98.3%	- 2.6%	104.9%	102.1%	- 2.7%
New Listings	8	4	- 50.0%	104	95	- 8.7%

\* 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

