

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	21	+ 10.5%	301	235	- 21.9%
Closed Sales	22	24	+ 9.1%	305	234	- 23.3%
Median Sales Price*	\$572,500	\$667,500	+ 16.6%	\$601,000	\$625,000	+ 4.0%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	23	19	- 17.4%	21	21	0.0%
Percent of Original List Price Received*	102.2%	104.1%	+ 1.9%	103.8%	103.8%	0.0%
New Listings	9	12	+ 33.3%	328	245	- 25.3%

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

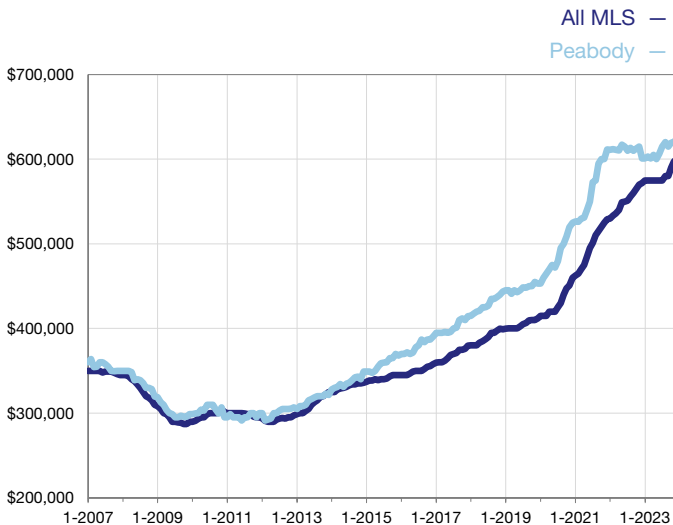
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	2	- 80.0%	106	94	- 11.3%
Closed Sales	9	6	- 33.3%	107	98	- 8.4%
Median Sales Price*	\$500,000	\$470,500	- 5.9%	\$424,900	\$468,950	+ 10.4%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	31	21	- 32.3%	20	20	0.0%
Percent of Original List Price Received*	99.4%	98.8%	- 0.6%	104.4%	101.9%	- 2.4%
New Listings	6	3	- 50.0%	110	98	- 10.9%

* 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

