

# Local Market Update – January 2024

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## Peabody

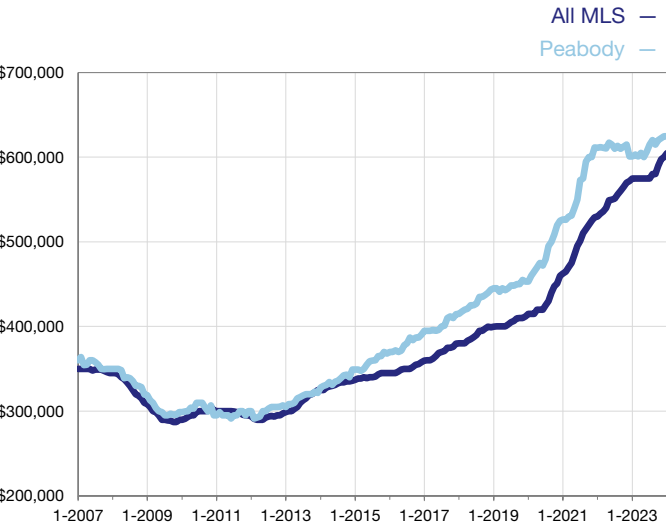
| Single-Family Properties                 | January   |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |          |              |           |         |
| Pending Sales                            | 11        | 19        | + 72.7%  | 11           | 19        | + 72.7% |
| Closed Sales                             | 15        | 19        | + 26.7%  | 15           | 19        | + 26.7% |
| Median Sales Price*                      | \$500,000 | \$640,000 | + 28.0%  | \$500,000    | \$640,000 | + 28.0% |
| Inventory of Homes for Sale              | 15        | 1         | - 93.3%  | --           | --        | --      |
| Months Supply of Inventory               | 0.6       | 0.0       | - 100.0% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 23        | 24        | + 4.3%   | 23           | 24        | + 4.3%  |
| Percent of Original List Price Received* | 98.0%     | 101.3%    | + 3.4%   | 98.0%        | 101.3%    | + 3.4%  |
| New Listings                             | 14        | 12        | - 14.3%  | 14           | 12        | - 14.3% |

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

| Condominium Properties                   | January   |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 6         | 8         | + 33.3% | 6            | 8         | + 33.3% |
| Closed Sales                             | 5         | 5         | 0.0%    | 5            | 5         | 0.0%    |
| Median Sales Price*                      | \$445,000 | \$332,500 | - 25.3% | \$445,000    | \$332,500 | - 25.3% |
| Inventory of Homes for Sale              | 6         | 5         | - 16.7% | --           | --        | --      |
| Months Supply of Inventory               | 0.7       | 0.6       | - 14.3% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 33        | 50        | + 51.5% | 33           | 50        | + 51.5% |
| Percent of Original List Price Received* | 94.9%     | 97.0%     | + 2.2%  | 94.9%        | 97.0%     | + 2.2%  |
| New Listings                             | 6         | 6         | 0.0%    | 6            | 6         | 0.0%    |

\* 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

