

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

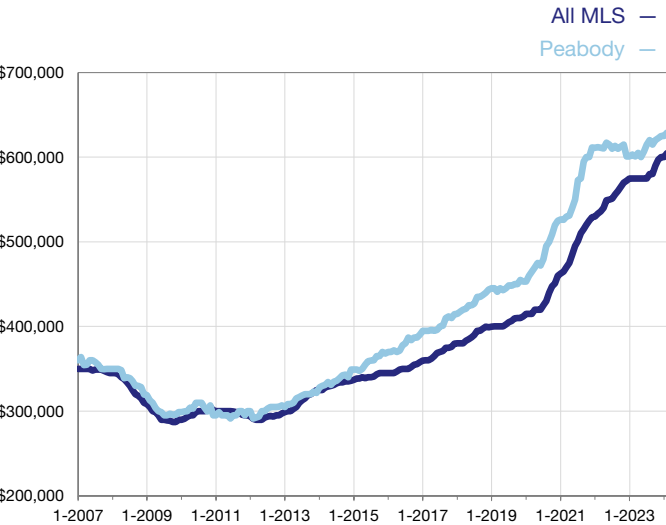
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	10	- 37.5%	27	25	- 7.4%
Closed Sales	10	11	+ 10.0%	25	30	+ 20.0%
Median Sales Price*	\$537,500	\$635,000	+ 18.1%	\$530,000	\$637,500	+ 20.3%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	33	+ 73.7%	21	27	+ 28.6%
Percent of Original List Price Received*	106.4%	100.0%	- 6.0%	101.4%	100.9%	- 0.5%
New Listings	15	18	+ 20.0%	29	30	+ 3.4%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	11	16	+ 45.5%
Closed Sales	8	4	- 50.0%	13	9	- 30.8%
Median Sales Price*	\$495,000	\$450,000	- 9.1%	\$450,000	\$400,000	- 11.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	18	25	+ 38.9%	24	39	+ 62.5%
Percent of Original List Price Received*	100.9%	104.4%	+ 3.5%	98.6%	100.3%	+ 1.7%
New Listings	4	5	+ 25.0%	10	11	+ 10.0%

* 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

