

# Peabody

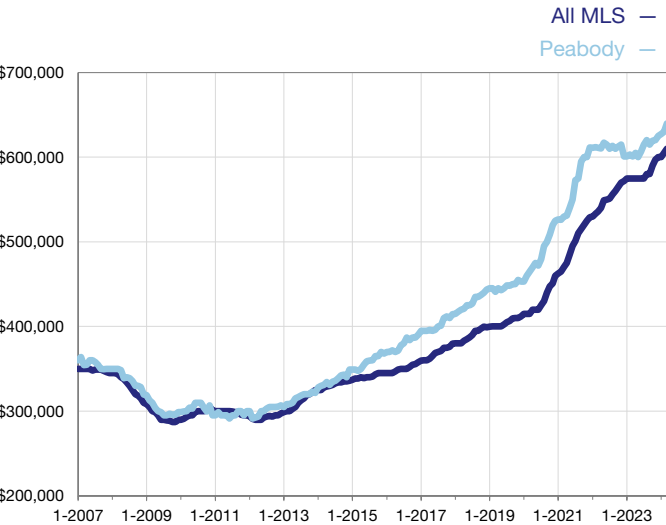
Single-Family Properties	March			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	22	+ 100.0%	38	47	+ 23.7%
Closed Sales	14	10	- 28.6%	39	40	+ 2.6%
Median Sales Price*	\$580,500	\$659,500	+ 13.6%	\$555,555	\$640,000	+ 15.2%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	30	19	- 36.7%	24	25	+ 4.2%
Percent of Original List Price Received*	102.6%	102.8%	+ 0.2%	101.8%	101.3%	- 0.5%
New Listings	21	25	+ 19.0%	50	55	+ 10.0%

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

Condominium Properties	March			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	4	- 50.0%	19	18	- 5.3%
Closed Sales	4	7	+ 75.0%	17	16	- 5.9%
Median Sales Price*	\$415,000	\$425,000	+ 2.4%	\$445,000	\$407,500	- 8.4%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	46	+ 155.6%	22	42	+ 90.9%
Percent of Original List Price Received*	101.5%	95.4%	- 6.0%	99.3%	98.2%	- 1.1%
New Listings	10	3	- 70.0%	20	14	- 30.0%

\* 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

