

Peabody

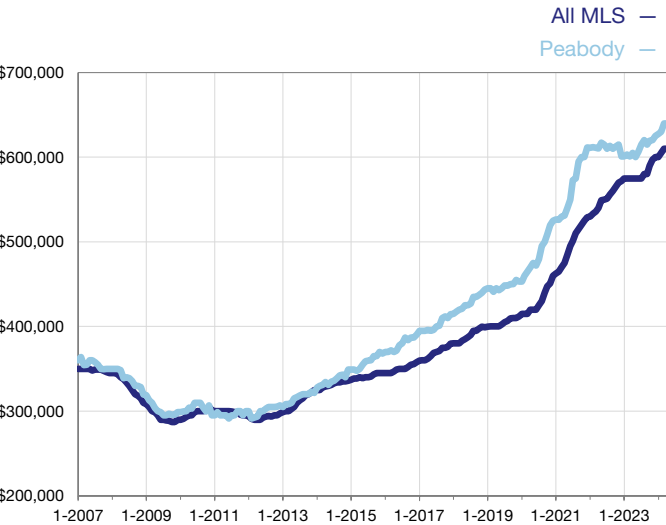
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	26	+ 62.5%	54	68	+ 25.9%
Closed Sales	16	19	+ 18.8%	55	59	+ 7.3%
Median Sales Price*	\$595,000	\$650,000	+ 9.2%	\$572,000	\$640,000	+ 11.9%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	41	16	- 61.0%	29	22	- 24.1%
Percent of Original List Price Received*	102.7%	103.9%	+ 1.2%	102.1%	102.2%	+ 0.1%
New Listings	14	23	+ 64.3%	64	78	+ 21.9%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	26	26	0.0%
Closed Sales	11	2	- 81.8%	28	18	- 35.7%
Median Sales Price*	\$465,000	\$483,750	+ 4.0%	\$447,500	\$420,000	- 6.1%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	30	18	- 40.0%	25	39	+ 56.0%
Percent of Original List Price Received*	98.0%	98.0%	0.0%	98.8%	98.1%	- 0.7%
New Listings	7	11	+ 57.1%	27	25	- 7.4%

* 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

