

Peabody

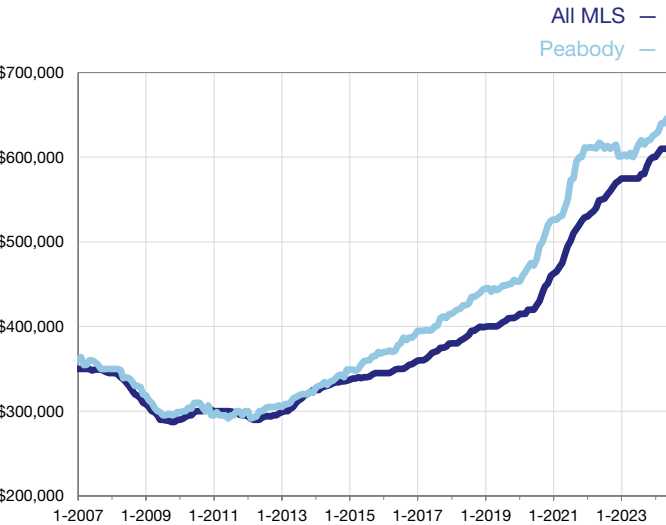
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	30	28	- 6.7%	84	94	+ 11.9%
Closed Sales	17	25	+ 47.1%	72	84	+ 16.7%
Median Sales Price*	\$600,000	\$665,000	+ 10.8%	\$575,000	\$653,500	+ 13.7%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	20	16	- 20.0%	27	21	- 22.2%
Percent of Original List Price Received*	103.3%	105.4%	+ 2.0%	102.4%	103.1%	+ 0.7%
New Listings	36	35	- 2.8%	100	113	+ 13.0%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	34	33	- 2.9%
Closed Sales	6	8	+ 33.3%	34	26	- 23.5%
Median Sales Price*	\$525,000	\$530,500	+ 1.0%	\$457,500	\$487,500	+ 6.6%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	12	17	+ 41.7%	23	32	+ 39.1%
Percent of Original List Price Received*	108.8%	104.2%	- 4.2%	100.5%	100.0%	- 0.5%
New Listings	8	8	0.0%	35	33	- 5.7%

* 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

