

Peabody

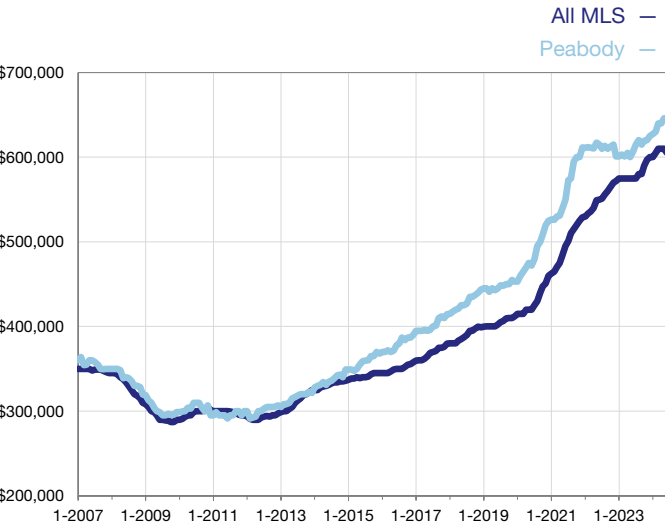
Single-Family Properties	June			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	33	35	+ 6.1%	117	127	+ 8.5%
Closed Sales	33	30	- 9.1%	105	114	+ 8.6%
Median Sales Price*	\$640,000	\$723,500	+ 13.0%	\$600,000	\$669,500	+ 11.6%
Inventory of Homes for Sale	20	29	+ 45.0%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	25	20	- 20.0%
Percent of Original List Price Received*	105.4%	104.5%	- 0.9%	103.3%	103.5%	+ 0.2%
New Listings	30	41	+ 36.7%	130	154	+ 18.5%

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

Condominium Properties	June			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	9	+ 12.5%	42	40	- 4.8%
Closed Sales	6	10	+ 66.7%	40	36	- 10.0%
Median Sales Price*	\$469,450	\$423,750	- 9.7%	\$466,450	\$443,750	- 4.9%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	14	27	+ 92.9%	22	31	+ 40.9%
Percent of Original List Price Received*	106.9%	100.7%	- 5.8%	101.5%	100.2%	- 1.3%
New Listings	6	4	- 33.3%	41	37	- 9.8%

\* 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

