

# Peabody

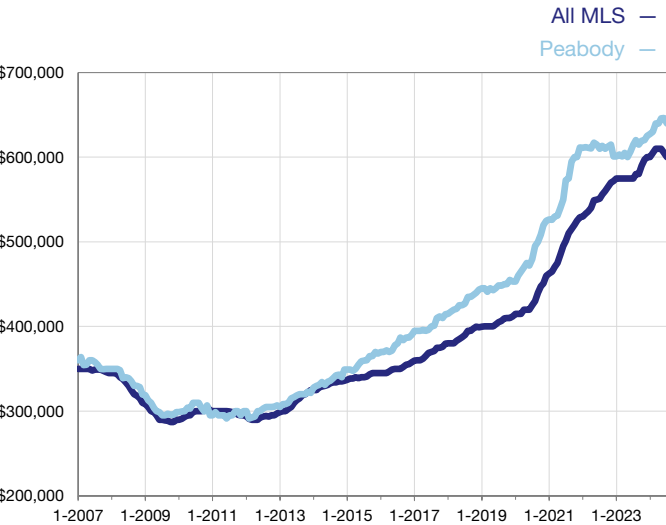
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	37	+ 94.7%	136	160	+ 17.6%
Closed Sales	29	26	- 10.3%	134	140	+ 4.5%
Median Sales Price*	\$660,000	\$747,500	+ 13.3%	\$617,500	\$677,500	+ 9.7%
Inventory of Homes for Sale	13	22	+ 69.2%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	18	18	0.0%	23	20	- 13.0%
Percent of Original List Price Received*	105.8%	104.1%	- 1.6%	103.9%	103.6%	- 0.3%
New Listings	13	29	+ 123.1%	143	184	+ 28.7%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	49	48	- 2.0%
Closed Sales	9	3	- 66.7%	49	39	- 20.4%
Median Sales Price*	\$531,000	\$567,450	+ 6.9%	\$470,000	\$456,000	- 3.0%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	16	- 23.8%	21	30	+ 42.9%
Percent of Original List Price Received*	100.2%	102.1%	+ 1.9%	101.3%	100.3%	- 1.0%
New Listings	10	10	0.0%	51	47	- 7.8%

\* 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

