

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Peabody

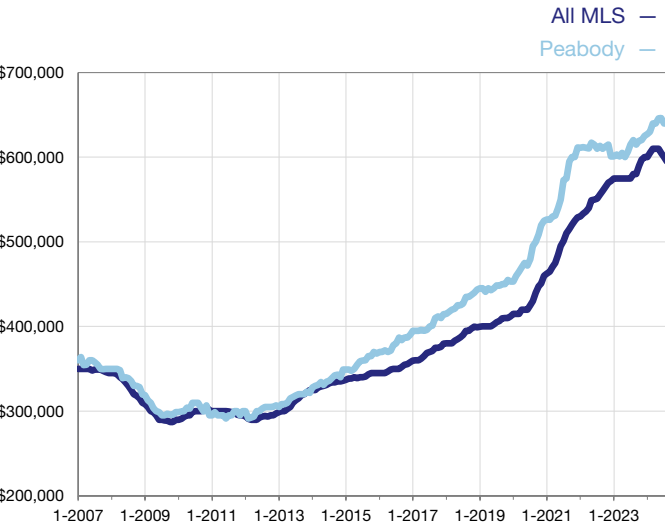
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	23	+ 35.3%	153	182	+ 19.0%
Closed Sales	20	32	+ 60.0%	154	172	+ 11.7%
Median Sales Price*	\$682,500	\$695,000	+ 1.8%	\$625,000	\$680,000	+ 8.8%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	23	20	- 13.0%
Percent of Original List Price Received*	102.7%	101.1%	- 1.6%	103.7%	103.1%	- 0.6%
New Listings	22	21	- 4.5%	165	205	+ 24.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	12	+ 33.3%	58	58	0.0%
Closed Sales	8	13	+ 62.5%	57	52	- 8.8%
Median Sales Price*	\$470,500	\$510,000	+ 8.4%	\$470,000	\$460,500	- 2.0%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	14	38	+ 171.4%	20	32	+ 60.0%
Percent of Original List Price Received*	105.1%	101.5%	- 3.4%	101.8%	100.6%	- 1.2%
New Listings	11	7	- 36.4%	62	54	- 12.9%

\* 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

