

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

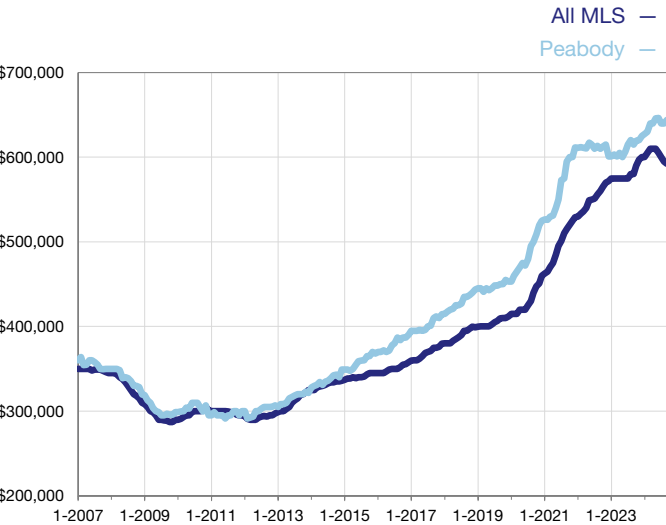
| Single-Family Properties | September | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 19 | 23 | + 21.1% | 172 | 202 | + 17.4% |
| Closed Sales | 15 | 19 | + 26.7% | 169 | 191 | + 13.0% |
| Median Sales Price* | \$585,000 | \$678,000 | + 15.9% | \$625,000 | \$680,000 | + 8.8% |
| Inventory of Homes for Sale | 15 | 27 | + 80.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.2 | + 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 22 | + 10.0% | 22 | 20 | - 9.1% |
| Percent of Original List Price Received* | 103.9% | 101.2% | - 2.6% | 103.7% | 102.9% | - 0.8% |
| New Listings | 20 | 35 | + 75.0% | 185 | 238 | + 28.6% |

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

| Condominium Properties | September | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 11 | 6 | - 45.5% | 69 | 63 | - 8.7% |
| Closed Sales | 10 | 5 | - 50.0% | 67 | 57 | - 14.9% |
| Median Sales Price* | \$475,000 | \$572,000 | + 20.4% | \$471,000 | \$465,000 | - 1.3% |
| Inventory of Homes for Sale | 16 | 5 | - 68.8% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 0.7 | - 66.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 14 | 17 | + 21.4% | 20 | 30 | + 50.0% |
| Percent of Original List Price Received* | 105.3% | 101.0% | - 4.1% | 102.3% | 100.7% | - 1.6% |
| New Listings | 20 | 7 | - 65.0% | 82 | 61 | - 25.6% |

* 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

