

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

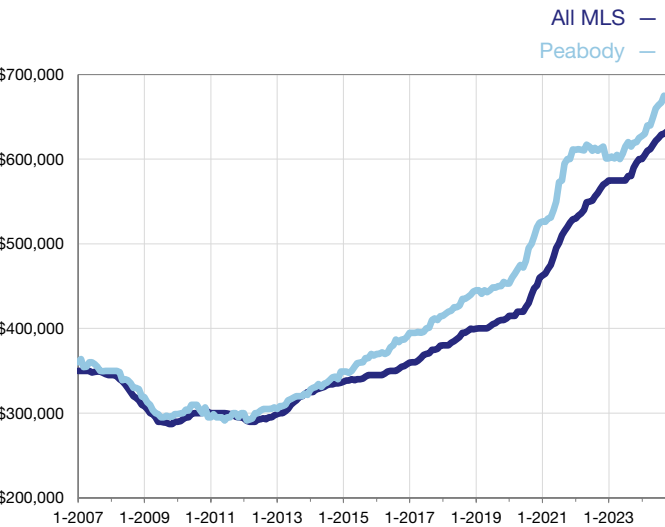
Single-Family Properties	October			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	35	+ 105.9%	189	231	+ 22.2%
Closed Sales	18	22	+ 22.2%	187	214	+ 14.4%
Median Sales Price*	\$650,000	\$654,950	+ 0.8%	\$625,000	\$675,000	+ 8.0%
Inventory of Homes for Sale	25	25	0.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	18	26	+ 44.4%	22	21	- 4.5%
Percent of Original List Price Received*	105.0%	103.3%	- 1.6%	103.8%	103.0%	- 0.8%
New Listings	27	29	+ 7.4%	212	267	+ 25.9%

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

Condominium Properties	October			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	8	- 46.7%	84	69	- 17.9%
Closed Sales	15	6	- 60.0%	82	63	- 23.2%
Median Sales Price*	\$435,000	\$427,500	- 1.7%	\$470,500	\$456,000	- 3.1%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	17	35	+ 105.9%	19	31	+ 63.2%
Percent of Original List Price Received*	103.6%	95.3%	- 8.0%	102.6%	100.1%	- 2.4%
New Listings	9	8	- 11.1%	91	69	- 24.2%

* 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

