

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

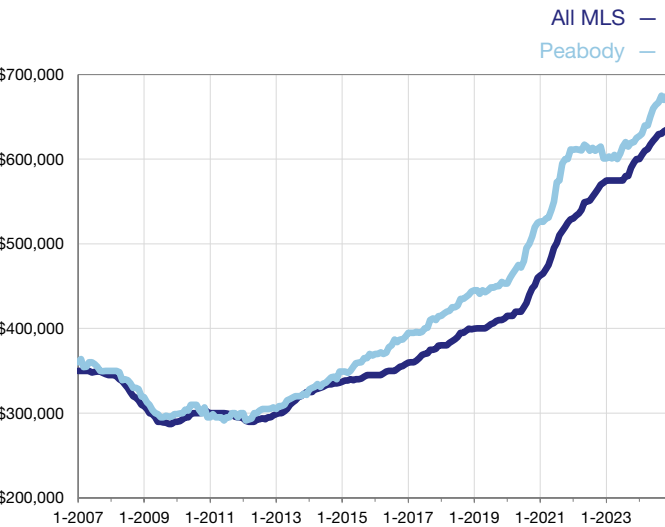
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	26	+ 8.3%	213	253	+ 18.8%
Closed Sales	23	26	+ 13.0%	210	240	+ 14.3%
Median Sales Price*	\$620,000	\$660,000	+ 6.5%	\$625,000	\$675,000	+ 8.0%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	19	22	+ 15.8%	22	21	- 4.5%
Percent of Original List Price Received*	102.9%	103.1%	+ 0.2%	103.7%	103.0%	- 0.7%
New Listings	21	12	- 42.9%	233	279	+ 19.7%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	8	0.0%	92	76	- 17.4%
Closed Sales	10	6	- 40.0%	92	69	- 25.0%
Median Sales Price*	\$427,500	\$532,500	+ 24.6%	\$466,450	\$468,000	+ 0.3%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	32	36	+ 12.5%	20	31	+ 55.0%
Percent of Original List Price Received*	98.3%	97.5%	- 0.8%	102.1%	99.9%	- 2.2%
New Listings	4	6	+ 50.0%	95	75	- 21.1%

* 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

