

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

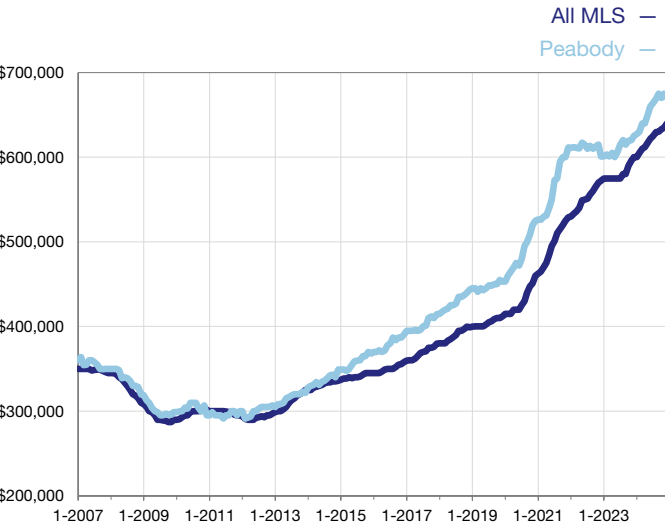
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	15	- 25.0%	233	264	+ 13.3%
Closed Sales	24	19	- 20.8%	234	260	+ 11.1%
Median Sales Price*	\$667,500	\$665,000	- 0.4%	\$625,000	\$671,000	+ 7.4%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	41	+ 115.8%	21	22	+ 4.8%
Percent of Original List Price Received*	104.1%	101.4%	- 2.6%	103.8%	102.8%	- 1.0%
New Listings	12	13	+ 8.3%	245	292	+ 19.2%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	8	+ 700.0%	93	83	- 10.8%
Closed Sales	6	10	+ 66.7%	98	79	- 19.4%
Median Sales Price*	\$470,500	\$356,750	- 24.2%	\$468,950	\$465,000	- 0.8%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	20	31	+ 55.0%
Percent of Original List Price Received*	98.8%	100.2%	+ 1.4%	101.9%	100.0%	- 1.9%
New Listings	3	5	+ 66.7%	98	80	- 18.4%

* 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

