

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

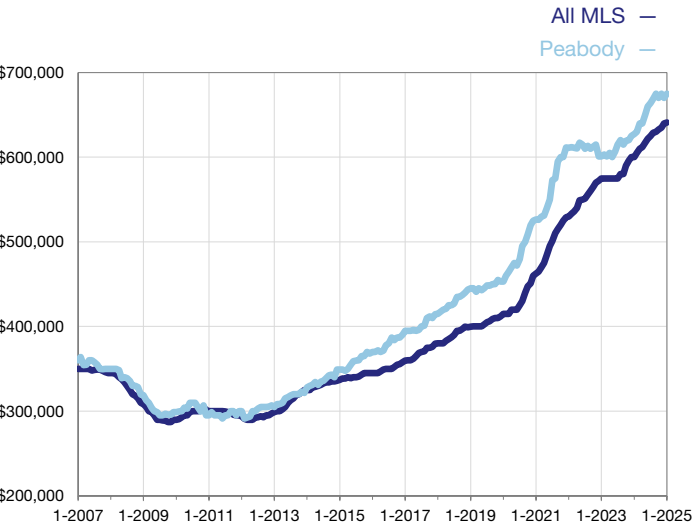
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	9	- 40.0%	15	9	- 40.0%
Closed Sales	19	19	0.0%	19	19	0.0%
Median Sales Price*	\$640,000	\$675,000	+ 5.5%	\$640,000	\$675,000	+ 5.5%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	24	39	+ 62.5%	24	39	+ 62.5%
Percent of Original List Price Received*	101.3%	103.5%	+ 2.2%	101.3%	103.5%	+ 2.2%
New Listings	12	8	- 33.3%	12	8	- 33.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	4	- 50.0%	8	4	- 50.0%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*	\$332,500	\$460,000	+ 38.3%	\$332,500	\$460,000	+ 38.3%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	50	15	- 70.0%	50	15	- 70.0%
Percent of Original List Price Received*	97.0%	101.7%	+ 4.8%	97.0%	101.7%	+ 4.8%
New Listings	6	4	- 33.3%	6	4	- 33.3%

* 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

