

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

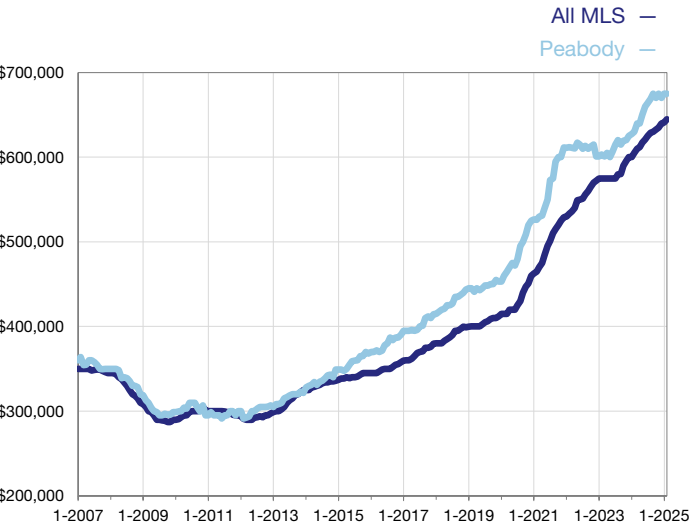
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	11	+ 10.0%	25	20	- 20.0%
Closed Sales	11	4	- 63.6%	30	23	- 23.3%
Median Sales Price*	\$635,000	\$697,500	+ 9.8%	\$637,500	\$680,000	+ 6.7%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	33	39	+ 18.2%	27	39	+ 44.4%
Percent of Original List Price Received*	100.0%	95.8%	- 4.2%	100.9%	102.2%	+ 1.3%
New Listings	18	13	- 27.8%	30	21	- 30.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	14	6	- 57.1%
Closed Sales	4	2	- 50.0%	9	8	- 11.1%
Median Sales Price*	\$450,000	\$497,500	+ 10.6%	\$400,000	\$460,000	+ 15.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	25	51	+ 104.0%	39	24	- 38.5%
Percent of Original List Price Received*	104.4%	94.1%	- 9.9%	100.3%	99.8%	- 0.5%
New Listings	5	1	- 80.0%	11	4	- 63.6%

* 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

