

Peabody

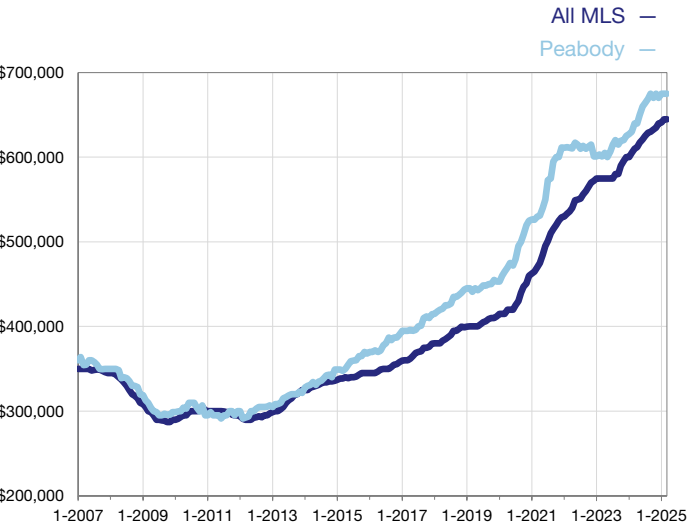
Single-Family Properties	March			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	18	27	+ 50.0%	43	44	+ 2.3%
Closed Sales	10	9	- 10.0%	40	32	- 20.0%
Median Sales Price*	\$659,500	\$675,000	+ 2.4%	\$640,000	\$677,500	+ 5.9%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	25	33	+ 32.0%
Percent of Original List Price Received*	102.8%	107.9%	+ 5.0%	101.3%	103.8%	+ 2.5%
New Listings	25	24	- 4.0%	55	45	- 18.2%

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

Condominium Properties	March			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	4	+ 100.0%	16	10	- 37.5%
Closed Sales	7	3	- 57.1%	16	11	- 31.3%
Median Sales Price*	\$425,000	\$455,000	+ 7.1%	\$407,500	\$455,000	+ 11.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	46	18	- 60.9%	42	22	- 47.6%
Percent of Original List Price Received*	95.4%	101.1%	+ 6.0%	98.2%	100.2%	+ 2.0%
New Listings	3	7	+ 133.3%	14	11	- 21.4%

* 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

