

Peabody

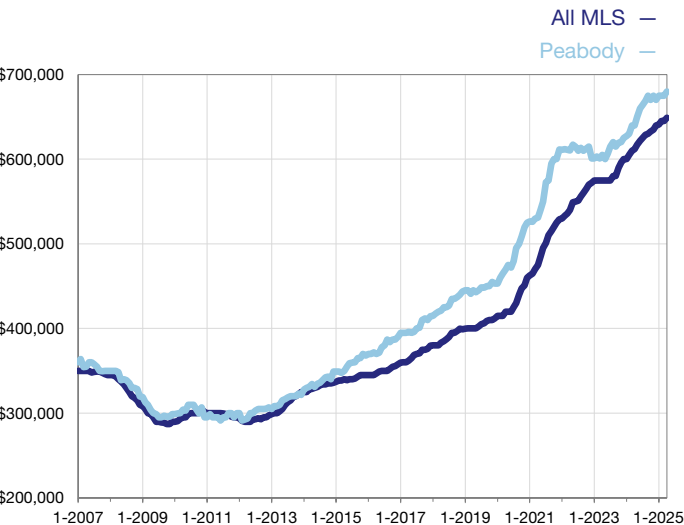
Single-Family Properties	April			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	24	23	- 4.2%	67	63	- 6.0%
Closed Sales	19	22	+ 15.8%	59	54	- 8.5%
Median Sales Price*	\$650,000	\$727,500	+ 11.9%	\$640,000	\$700,000	+ 9.4%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	16	37	+ 131.3%	22	35	+ 59.1%
Percent of Original List Price Received*	103.9%	102.5%	- 1.3%	102.2%	103.2%	+ 1.0%
New Listings	23	26	+ 13.0%	78	71	- 9.0%

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

Condominium Properties	April			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	8	+ 14.3%	23	17	- 26.1%
Closed Sales	2	5	+ 150.0%	18	16	- 11.1%
Median Sales Price*	\$483,750	\$505,000	+ 4.4%	\$420,000	\$462,500	+ 10.1%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	13	- 27.8%	39	19	- 51.3%
Percent of Original List Price Received*	98.0%	103.3%	+ 5.4%	98.1%	101.1%	+ 3.1%
New Listings	11	10	- 9.1%	25	21	- 16.0%

\* 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

