

Peabody

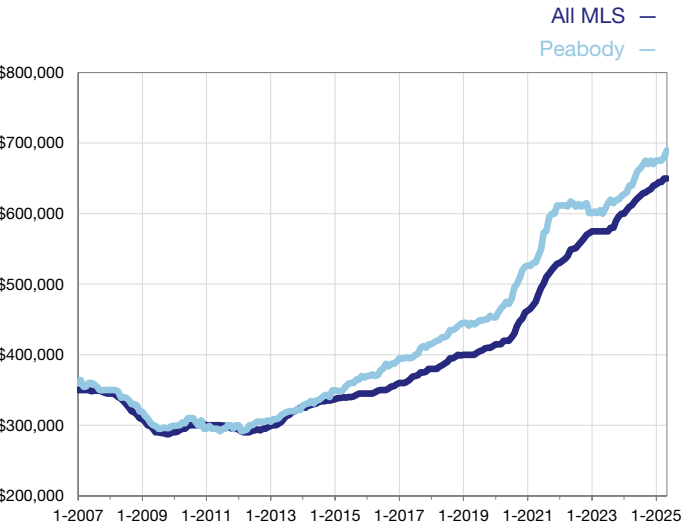
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	25	25	0.0%	92	87	- 5.4%
Closed Sales	25	17	- 32.0%	84	71	- 15.5%
Median Sales Price*	\$665,000	\$730,000	+ 9.8%	\$653,500	\$705,000	+ 7.9%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	16	35	+ 118.8%	21	35	+ 66.7%
Percent of Original List Price Received*	105.4%	99.8%	- 5.3%	103.1%	102.4%	- 0.7%
New Listings	35	25	- 28.6%	113	96	- 15.0%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	30	21	- 30.0%
Closed Sales	8	2	- 75.0%	26	18	- 30.8%
Median Sales Price*	\$530,500	\$445,000	- 16.1%	\$487,500	\$462,500	- 5.1%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	17	25	+ 47.1%	32	20	- 37.5%
Percent of Original List Price Received*	104.2%	95.7%	- 8.2%	100.0%	100.5%	+ 0.5%
New Listings	8	9	+ 12.5%	33	30	- 9.1%

* 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

