

Peabody

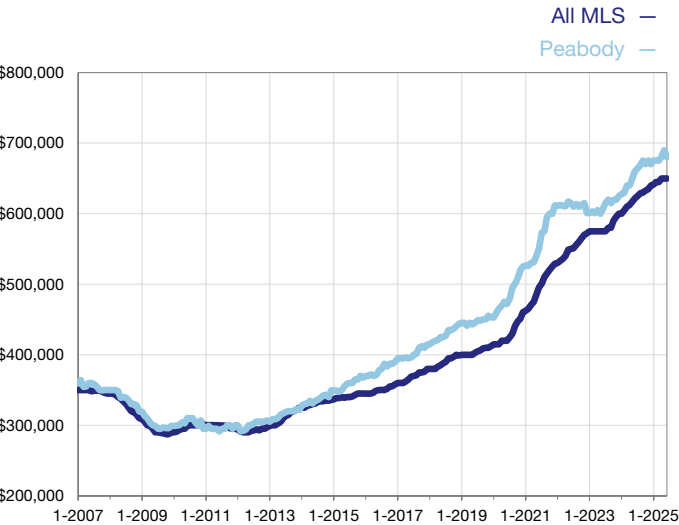
Single-Family Properties	June			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	31	30	- 3.2%	123	115	- 6.5%
Closed Sales	30	26	- 13.3%	114	97	- 14.9%
Median Sales Price*	\$723,500	\$650,000	- 10.2%	\$669,500	\$700,000	+ 4.6%
Inventory of Homes for Sale	35	22	- 37.1%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	18	23	+ 27.8%	20	32	+ 60.0%
Percent of Original List Price Received*	104.5%	105.0%	+ 0.5%	103.5%	103.1%	- 0.4%
New Listings	42	35	- 16.7%	155	131	- 15.5%

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

Condominium Properties	June			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	6	- 33.3%	39	26	- 33.3%
Closed Sales	10	4	- 60.0%	36	22	- 38.9%
Median Sales Price*	\$423,750	\$495,000	+ 16.8%	\$443,750	\$462,500	+ 4.2%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	0.7	2.3	+ 228.6%	--	--	--
Cumulative Days on Market Until Sale	27	10	- 63.0%	31	18	- 41.9%
Percent of Original List Price Received*	100.7%	104.0%	+ 3.3%	100.2%	101.2%	+ 1.0%
New Listings	4	10	+ 150.0%	37	40	+ 8.1%

* 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

