

Peabody

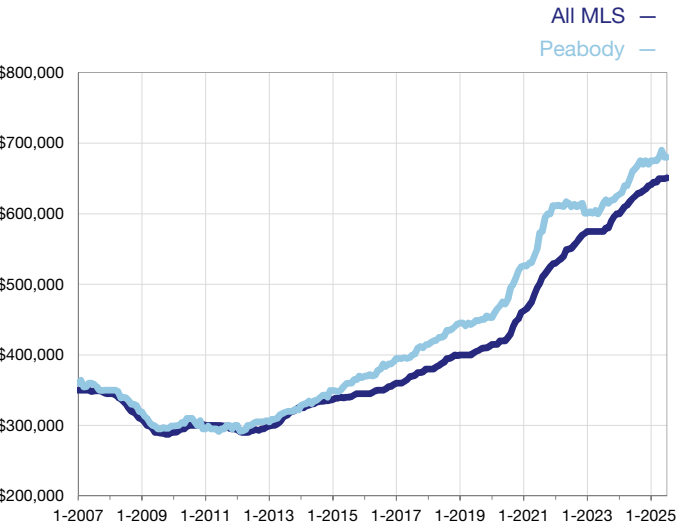
Single-Family Properties	July			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	34	41	+ 20.6%	157	149	- 5.1%
Closed Sales	26	37	+ 42.3%	140	134	- 4.3%
Median Sales Price*	\$747,500	\$700,000	- 6.4%	\$677,500	\$700,000	+ 3.3%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	18	25	+ 38.9%	20	30	+ 50.0%
Percent of Original List Price Received*	104.1%	101.7%	- 2.3%	103.6%	102.7%	- 0.9%
New Listings	28	37	+ 32.1%	183	168	- 8.2%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	7	6	- 14.3%	46	32	- 30.4%
Closed Sales	3	6	+ 100.0%	39	29	- 25.6%
Median Sales Price*	\$567,450	\$400,400	- 29.4%	\$456,000	\$470,000	+ 3.1%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	1.1	2.3	+ 109.1%	--	--	--
Cumulative Days on Market Until Sale	16	15	- 6.3%	30	17	- 43.3%
Percent of Original List Price Received*	102.1%	100.0%	- 2.1%	100.3%	100.9%	+ 0.6%
New Listings	10	8	- 20.0%	47	47	0.0%

* 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

