

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	21	+ 61.5%	261	250	- 4.2%
Closed Sales	20	18	- 10.0%	261	240	- 8.0%
Median Sales Price*	\$662,500	\$665,200	+ 0.4%	\$670,000	\$700,000	+ 4.5%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	41	44	+ 7.3%	22	29	+ 31.8%
Percent of Original List Price Received*	101.3%	96.9%	- 4.3%	102.8%	102.0%	- 0.8%
New Listings	13	8	- 38.5%	292	267	- 8.6%

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

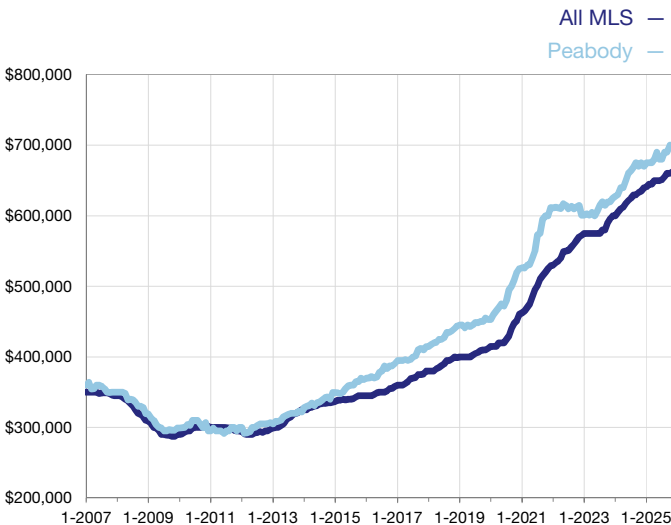
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	5	- 28.6%	82	65	- 20.7%
Closed Sales	10	8	- 20.0%	79	66	- 16.5%
Median Sales Price*	\$356,750	\$482,750	+ 35.3%	\$465,000	\$477,750	+ 2.7%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	28	44	+ 57.1%	31	29	- 6.5%
Percent of Original List Price Received*	100.2%	95.0%	- 5.2%	100.0%	99.5%	- 0.5%
New Listings	5	4	- 20.0%	80	85	+ 6.3%

* 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

