

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 9 | 10 | + 11.1% | 9 | 10 | + 11.1% |
| Closed Sales | 19 | 17 | - 10.5% | 19 | 17 | - 10.5% |
| Median Sales Price* | \$675,000 | \$670,000 | - 0.7% | \$675,000 | \$670,000 | - 0.7% |
| Inventory of Homes for Sale | 13 | 10 | - 23.1% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.5 | - 16.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 39 | 41 | + 5.1% | 39 | 41 | + 5.1% |
| Percent of Original List Price Received* | 103.5% | 99.3% | - 4.1% | 103.5% | 99.3% | - 4.1% |
| New Listings | 8 | 11 | + 37.5% | 8 | 11 | + 37.5% |

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

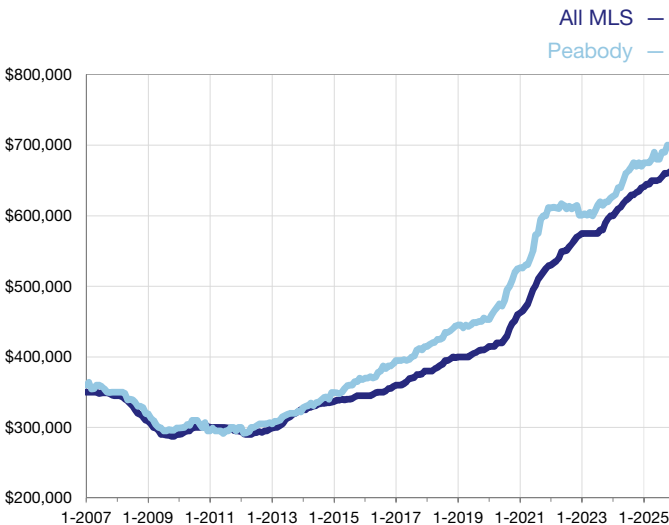
Condominium Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 1 | 5 | + 400.0% | 1 | 5 | + 400.0% |
| Closed Sales | 6 | 3 | - 50.0% | 6 | 3 | - 50.0% |
| Median Sales Price* | \$460,000 | \$370,000 | - 19.6% | \$460,000 | \$370,000 | - 19.6% |
| Inventory of Homes for Sale | 7 | 13 | + 85.7% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 2.3 | + 109.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 23 | + 53.3% | 15 | 23 | + 53.3% |
| Percent of Original List Price Received* | 101.7% | 101.0% | - 0.7% | 101.7% | 101.0% | - 0.7% |
| New Listings | 3 | 11 | + 266.7% | 3 | 11 | + 266.7% |

* 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

