

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	17	+ 112.5%	17	26	+ 52.9%
Closed Sales	4	12	+ 200.0%	23	29	+ 26.1%
Median Sales Price*	\$697,500	\$622,500	- 10.8%	\$680,000	\$660,000	- 2.9%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	39	46	+ 17.9%	39	43	+ 10.3%
Percent of Original List Price Received*	95.8%	100.3%	+ 4.7%	102.2%	99.7%	- 2.4%
New Listings	13	18	+ 38.5%	21	29	+ 38.1%

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

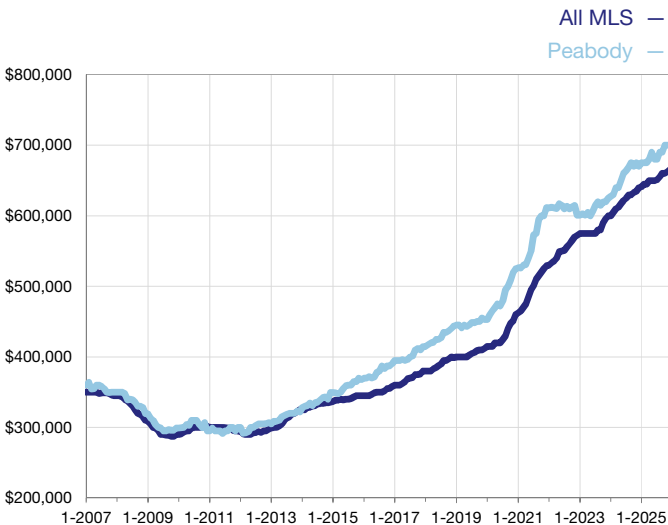
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	11	+ 120.0%	6	15	+ 150.0%
Closed Sales	2	4	+ 100.0%	8	7	- 12.5%
Median Sales Price*	\$497,500	\$470,000	- 5.5%	\$460,000	\$455,000	- 1.1%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	51	48	- 5.9%	24	37	+ 54.2%
Percent of Original List Price Received*	94.1%	98.2%	+ 4.4%	99.8%	99.4%	- 0.4%
New Listings	1	6	+ 500.0%	4	16	+ 300.0%

* 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

