

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	23	16	- 30.4%	40	40	0.0%
Closed Sales	9	18	+ 100.0%	32	47	+ 46.9%
Median Sales Price*	\$675,000	\$702,500	+ 4.1%	\$677,500	\$690,000	+ 1.8%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	18	29	+ 61.1%	33	38	+ 15.2%
Percent of Original List Price Received*	107.9%	103.4%	- 4.2%	103.8%	101.2%	- 2.5%
New Listings	24	17	- 29.2%	45	46	+ 2.2%

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

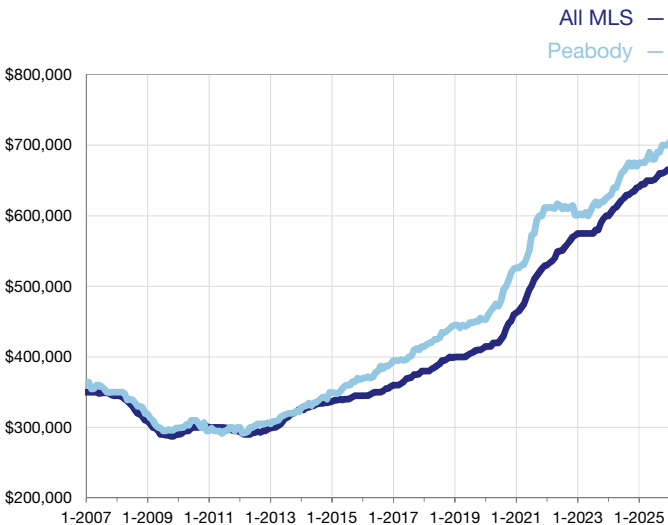
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	13	+ 333.3%	9	26	+ 188.9%
Closed Sales	3	8	+ 166.7%	11	15	+ 36.4%
Median Sales Price*	\$455,000	\$455,000	0.0%	\$455,000	\$455,000	0.0%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	18	25	+ 38.9%	22	31	+ 40.9%
Percent of Original List Price Received*	101.1%	100.6%	- 0.5%	100.2%	100.0%	- 0.2%
New Listings	7	14	+ 100.0%	11	29	+ 163.6%

* 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

