

Peabody

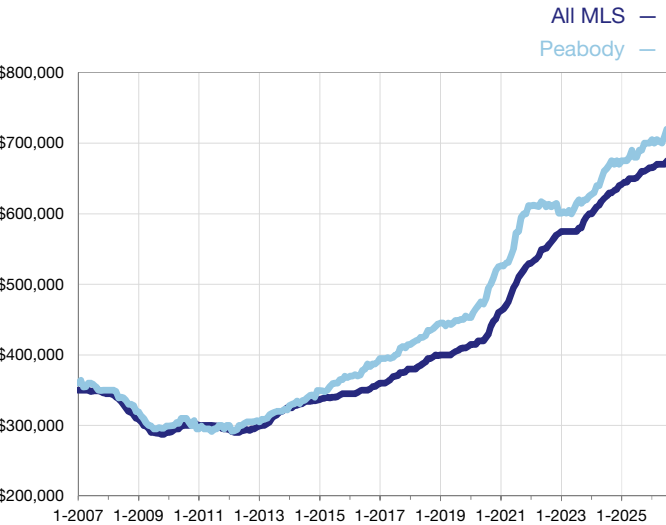
Single-Family Properties	July			Year to Date		
Key Metrics	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	38	32	- 15.8%	146	145	- 0.7%
Closed Sales	38	31	- 18.4%	135	136	+ 0.7%
Median Sales Price*	\$700,000	\$765,000	+ 9.3%	\$700,000	\$722,500	+ 3.2%
Inventory of Homes for Sale	28	34	+ 21.4%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	30	29	- 3.3%
Percent of Original List Price Received*	101.6%	103.4%	+ 1.8%	102.7%	102.5%	- 0.2%
New Listings	37	36	- 2.7%	167	177	+ 6.0%

* 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		
Key Metrics	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	8	+ 166.7%	29	60	+ 106.9%
Closed Sales	6	17	+ 183.3%	29	58	+ 100.0%
Median Sales Price*	\$400,400	\$525,000	+ 31.1%	\$470,000	\$469,700	- 0.1%
Inventory of Homes for Sale	19	6	- 68.4%	--	--	--
Months Supply of Inventory	3.5	0.8	- 77.1%	--	--	--
Cumulative Days on Market Until Sale	15	27	+ 80.0%	17	32	+ 88.2%
Percent of Original List Price Received*	100.0%	99.9%	- 0.1%	100.9%	100.4%	- 0.5%
New Listings	8	6	- 25.0%	47	64	+ 36.2%

* 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

