

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

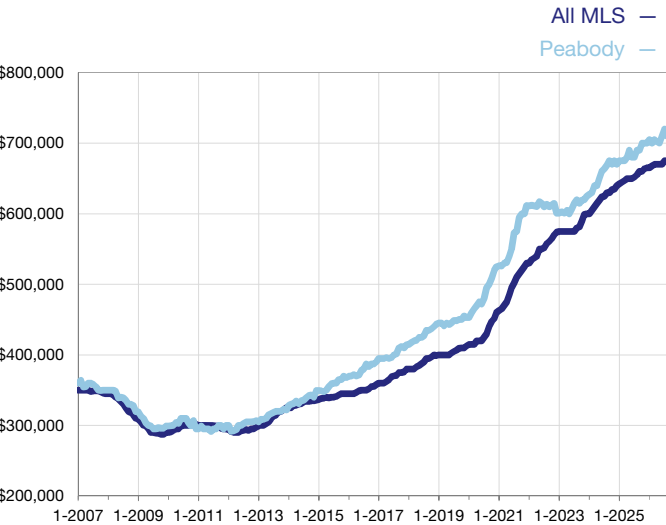
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	35	+ 94.4%	164	173	+ 5.5%
Closed Sales	27	33	+ 22.2%	162	169	+ 4.3%
Median Sales Price*	\$760,000	\$710,000	- 6.6%	\$700,000	\$720,000	+ 2.9%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 36.8%	28	28	0.0%
Percent of Original List Price Received*	104.4%	101.9%	- 2.4%	103.0%	102.4%	- 0.6%
New Listings	20	33	+ 65.0%	187	210	+ 12.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	8	- 27.3%	40	67	+ 67.5%
Closed Sales	9	5	- 44.4%	38	63	+ 65.8%
Median Sales Price*	\$480,000	\$506,000	+ 5.4%	\$470,500	\$469,900	- 0.1%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	33	12	- 63.6%	21	31	+ 47.6%
Percent of Original List Price Received*	99.5%	102.6%	+ 3.1%	100.5%	100.6%	+ 0.1%
New Listings	9	9	0.0%	56	74	+ 32.1%

* 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

