

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Peabody

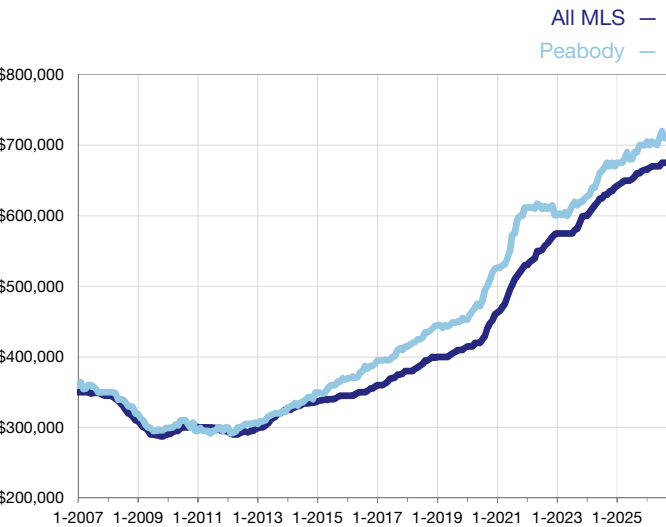
Single-Family Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				20	30	+ 50.0%	184	202	+ 9.8%
Closed Sales				21	28	+ 33.3%	183	197	+ 7.7%
Median Sales Price*				\$725,000	\$706,500	- 2.6%	\$707,000	\$715,000	+ 1.1%
Inventory of Homes for Sale				35	33	- 5.7%	--	--	--
Months Supply of Inventory				1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale				21	30	+ 42.9%	27	28	+ 3.7%
Percent of Original List Price Received*				103.5%	101.6%	- 1.8%	103.0%	102.3%	- 0.7%
New Listings				27	34	+ 25.9%	214	243	+ 13.6%

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

Condominium Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				9	6	- 33.3%	49	71	+ 44.9%
Closed Sales				5	8	+ 60.0%	43	71	+ 65.1%
Median Sales Price*				\$445,000	\$518,500	+ 16.5%	\$466,000	\$480,000	+ 3.0%
Inventory of Homes for Sale				13	20	+ 53.8%	--	--	--
Months Supply of Inventory				2.2	2.8	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale				36	42	+ 16.7%	23	32	+ 39.1%
Percent of Original List Price Received*				99.4%	99.8%	+ 0.4%	100.4%	100.5%	+ 0.1%
New Listings				9	18	+ 100.0%	65	92	+ 41.5%

* 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

