Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Peabody

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	28	**26**	- 7.1%	212	**223**	+ 5.2%
Closed Sales	20	**20**	0.0%	203	**218**	+ 7.4%
Median Sales Price*	$727,500	**$720,000**	- 1.0%	$710,000	**$715,000**	+ 0.7%
Inventory of Homes for Sale	34	**43**	+ 26.5%	--	--	--
Months Supply of Inventory	1.7	**2.0**	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	33	**31**	- 6.1%	28	**29**	+ 3.6%
Percent of Original List Price Received*	99.0%	**101.5%**	+ 2.5%	102.6%	**102.2%**	- 0.4%
New Listings	30	**35**	+ 16.7%	244	**278**	+ 13.9%

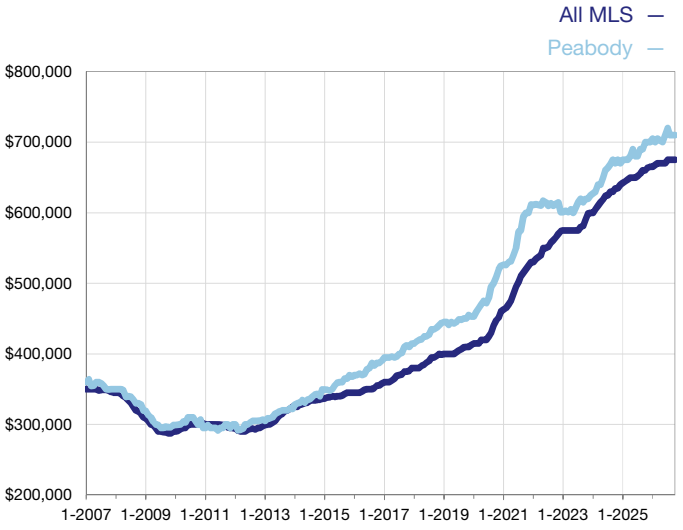
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

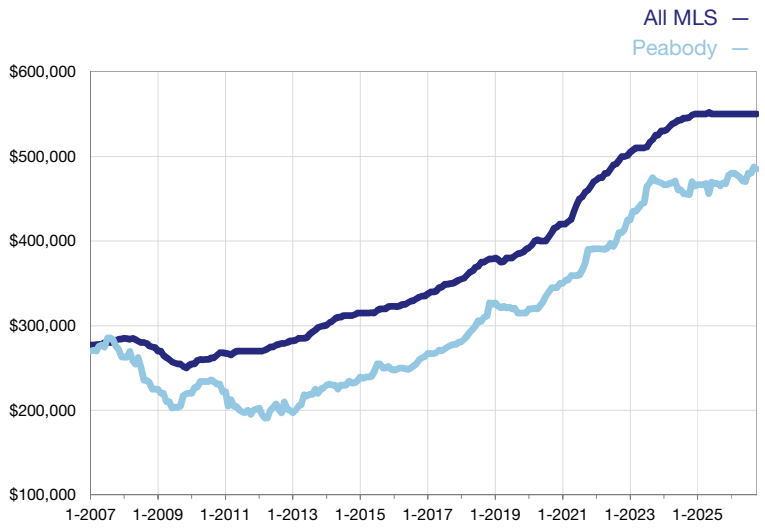
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**10**	+ 66.7%	55	**81**	+ 47.3%
Closed Sales	13	**2**	- 84.6%	56	**73**	+ 30.4%
Median Sales Price*	$515,000	**$444,500**	- 13.7%	$470,500	**$480,000**	+ 2.0%
Inventory of Homes for Sale	15	**20**	+ 33.3%	--	--	--
Months Supply of Inventory	2.6	**2.7**	+ 3.8%	--	--	--
Cumulative Days on Market Until Sale	41	**19**	- 53.7%	27	**32**	+ 18.5%
Percent of Original List Price Received*	98.6%	**98.0%**	- 0.6%	100.0%	**100.4%**	+ 0.4%
New Listings	11	**12**	+ 9.1%	76	**103**	+ 35.5%

* 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



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