

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	36	40	+ 11.1%	474	453	- 4.4%
Closed Sales	39	34	- 12.8%	448	427	- 4.7%
Median Sales Price*	\$386,000	\$391,000	+ 1.3%	\$385,000	\$405,000	+ 5.2%
Inventory of Homes for Sale	68	20	- 70.6%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	43	23	- 46.5%	41	38	- 7.3%
Percent of Original List Price Received*	97.9%	103.7%	+ 5.9%	99.0%	101.1%	+ 2.1%
New Listings	32	32	0.0%	560	480	- 14.3%

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

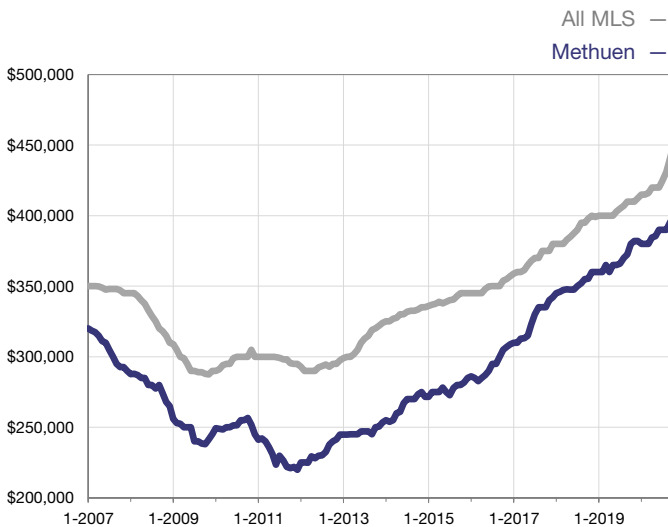
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	14	+ 40.0%	154	149	- 3.2%
Closed Sales	13	13	0.0%	144	134	- 6.9%
Median Sales Price*	\$255,000	\$270,000	+ 5.9%	\$257,000	\$276,400	+ 7.5%
Inventory of Homes for Sale	26	12	- 53.8%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	49	33	- 32.7%	49	48	- 2.0%
Percent of Original List Price Received*	100.9%	101.4%	+ 0.5%	100.3%	100.7%	+ 0.4%
New Listings	12	17	+ 41.7%	176	160	- 9.1%

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

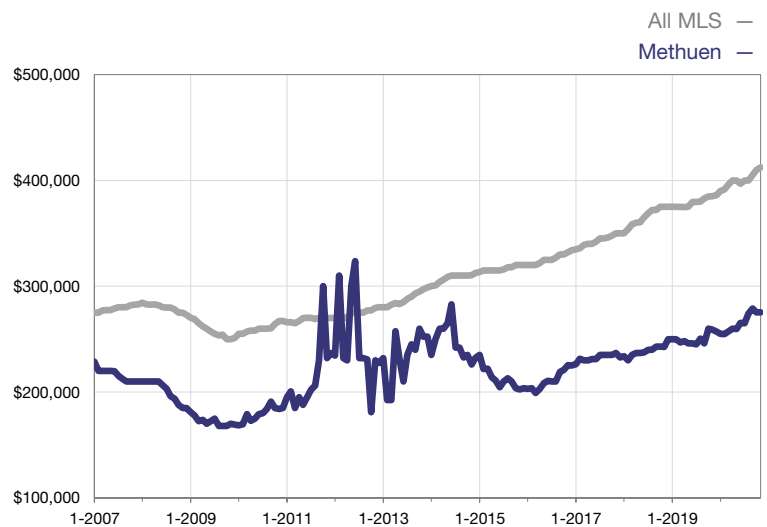
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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