

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	37	50	+ 35.1%	98	98	0.0%
Closed Sales	31	22	- 29.0%	87	76	- 12.6%
Median Sales Price*	\$412,000	\$452,500	+ 9.8%	\$365,000	\$437,000	+ 19.7%
Inventory of Homes for Sale	59	21	- 64.4%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	34	21	- 38.2%	52	22	- 57.7%
Percent of Original List Price Received*	100.1%	106.6%	+ 6.5%	98.8%	105.2%	+ 6.5%
New Listings	48	56	+ 16.7%	117	106	- 9.4%

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

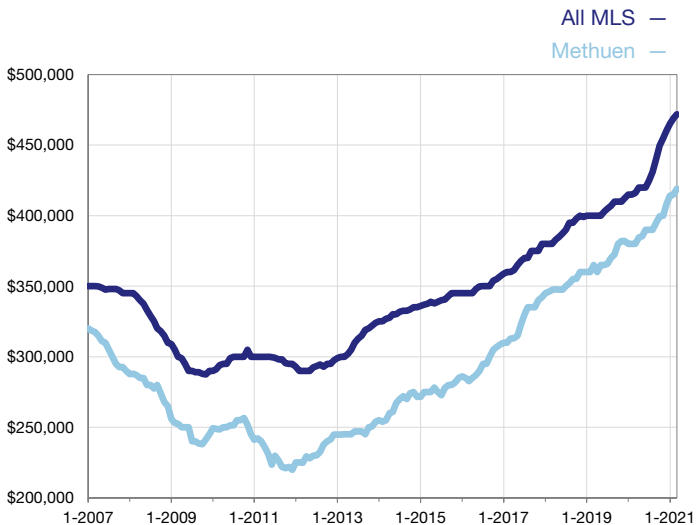
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	14	+ 27.3%	30	31	+ 3.3%
Closed Sales	9	6	- 33.3%	20	23	+ 15.0%
Median Sales Price*	\$298,000	\$387,500	+ 30.0%	\$231,000	\$310,000	+ 34.2%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	37	33	- 10.8%	42	34	- 19.0%
Percent of Original List Price Received*	100.2%	104.9%	+ 4.7%	98.8%	102.8%	+ 4.0%
New Listings	20	14	- 30.0%	41	39	- 4.9%

* 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

