

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	25	13	- 48.0%	443	372	- 16.0%
Closed Sales	38	31	- 18.4%	451	386	- 14.4%
Median Sales Price*	\$479,000	\$485,000	+ 1.3%	\$475,000	\$520,000	+ 9.5%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	20	25	+ 25.0%
Percent of Original List Price Received*	103.3%	99.4%	- 3.8%	105.4%	103.1%	- 2.2%
New Listings	10	5	- 50.0%	489	441	- 9.8%

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

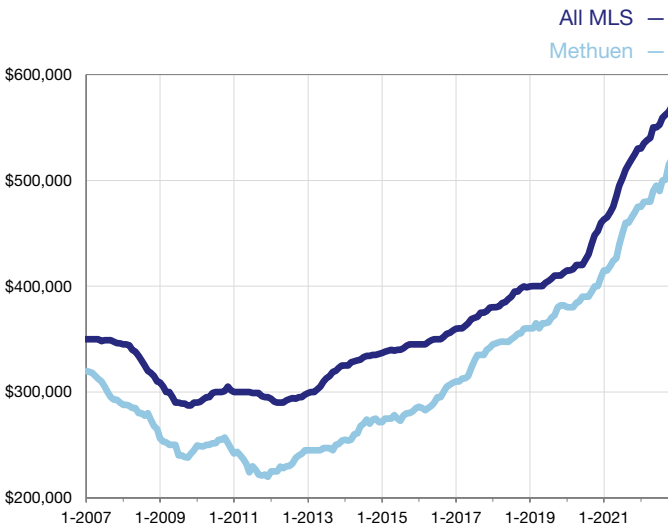
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	6	- 14.3%	167	123	- 26.3%
Closed Sales	17	6	- 64.7%	171	128	- 25.1%
Median Sales Price*	\$305,000	\$362,500	+ 18.9%	\$310,000	\$382,500	+ 23.4%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	28	34	+ 21.4%
Percent of Original List Price Received*	101.4%	100.4%	- 1.0%	102.6%	103.4%	+ 0.8%
New Listings	6	2	- 66.7%	182	136	- 25.3%

* 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

