

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	28	+ 75.0%	16	28	+ 75.0%
Closed Sales	22	13	- 40.9%	22	13	- 40.9%
Median Sales Price*	\$465,000	\$425,000	- 8.6%	\$465,000	\$425,000	- 8.6%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	31	23	- 25.8%
Percent of Original List Price Received*	103.1%	103.2%	+ 0.1%	103.1%	103.2%	+ 0.1%
New Listings	24	26	+ 8.3%	24	26	+ 8.3%

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

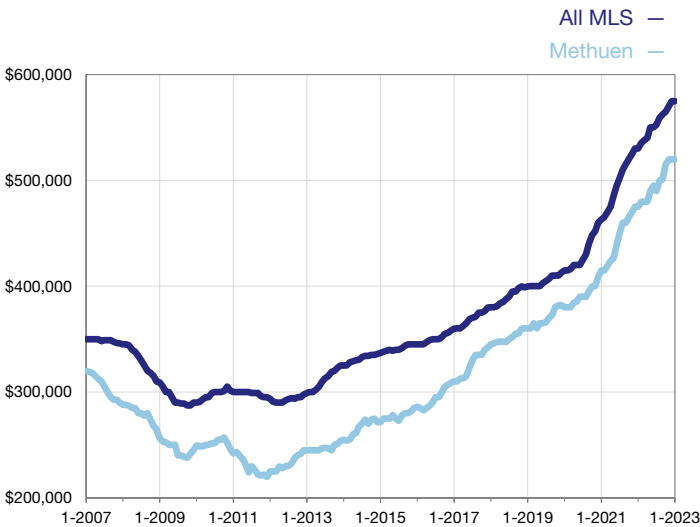
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	11	+ 57.1%	7	11	+ 57.1%
Closed Sales	7	9	+ 28.6%	7	9	+ 28.6%
Median Sales Price*	\$320,000	\$399,500	+ 24.8%	\$320,000	\$399,500	+ 24.8%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	32	88	+ 175.0%	32	88	+ 175.0%
Percent of Original List Price Received*	98.2%	95.9%	- 2.3%	98.2%	95.9%	- 2.3%
New Listings	9	15	+ 66.7%	9	15	+ 66.7%

* 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

