

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Methuen

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	45	53	+ 17.8%	273	298	+ 9.2%
Closed Sales	43	48	+ 11.6%	231	252	+ 9.1%
Median Sales Price*	\$379,000	<b>\$399,000</b>	+ 5.3%	\$365,000	<b>\$377,450</b>	+ 3.4%
Inventory of Homes for Sale	100	81	- 19.0%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	31	31	0.0%	43	44	+ 2.3%
Percent of Original List Price Received*	99.3%	100.0%	+ 0.7%	98.7%	99.1%	+ 0.4%
New Listings	57	72	+ 26.3%	353	373	+ 5.7%

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

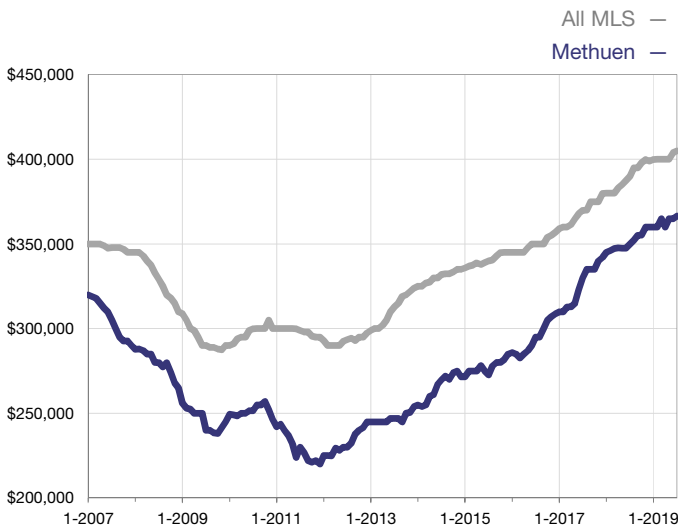
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	16	18	+ 12.5%	96	111	+ 15.6%
Closed Sales	13	10	- 23.1%	91	87	- 4.4%
Median Sales Price*	\$264,900	<b>\$265,500</b>	+ 0.2%	\$250,000	<b>\$243,750</b>	- 2.5%
Inventory of Homes for Sale	36	19	- 47.2%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	79	22	- 72.2%	75	50	- 33.3%
Percent of Original List Price Received*	101.5%	99.2%	- 2.3%	100.1%	99.7%	- 0.4%
New Listings	19	15	- 21.1%	112	121	+ 8.0%

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

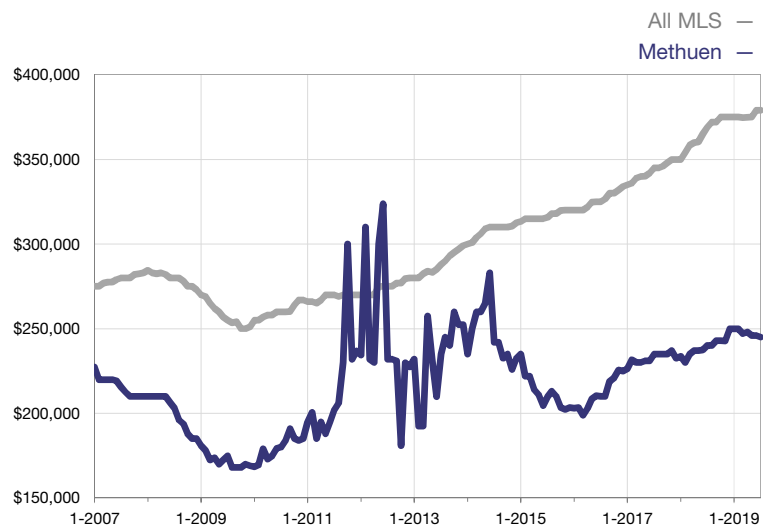
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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