

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	38	40	+ 5.3%	136	136	0.0%
Closed Sales	28	37	+ 32.1%	115	113	- 1.7%
Median Sales Price*	\$387,000	\$460,000	+ 18.9%	\$375,000	\$440,000	+ 17.3%
Inventory of Homes for Sale	57	18	- 68.4%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	32	24	- 25.0%	47	22	- 53.2%
Percent of Original List Price Received*	101.6%	108.1%	+ 6.4%	99.5%	106.1%	+ 6.6%
New Listings	44	38	- 13.6%	161	143	- 11.2%

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

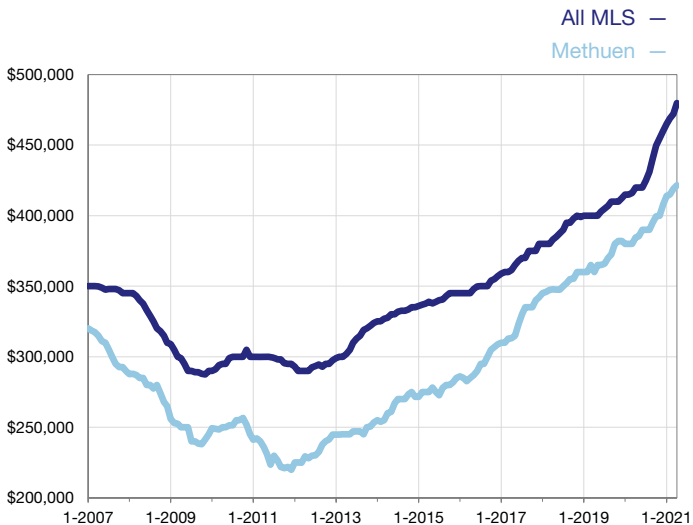
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	19	+ 216.7%	36	48	+ 33.3%
Closed Sales	8	15	+ 87.5%	28	38	+ 35.7%
Median Sales Price*	\$285,000	\$315,000	+ 10.5%	\$250,250	\$313,500	+ 25.3%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	38	31	- 18.4%
Percent of Original List Price Received*	104.7%	104.2%	- 0.5%	100.5%	103.3%	+ 2.8%
New Listings	5	19	+ 280.0%	46	59	+ 28.3%

* 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

