

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	49	50	+ 2.0%	185	180	- 2.7%
Closed Sales	40	31	- 22.5%	155	146	- 5.8%
Median Sales Price*	\$410,000	\$475,000	+ 15.9%	\$385,000	\$450,000	+ 16.9%
Inventory of Homes for Sale	43	23	- 46.5%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	38	17	- 55.3%	45	21	- 53.3%
Percent of Original List Price Received*	100.5%	107.2%	+ 6.7%	99.7%	106.3%	+ 6.6%
New Listings	43	51	+ 18.6%	204	194	- 4.9%

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

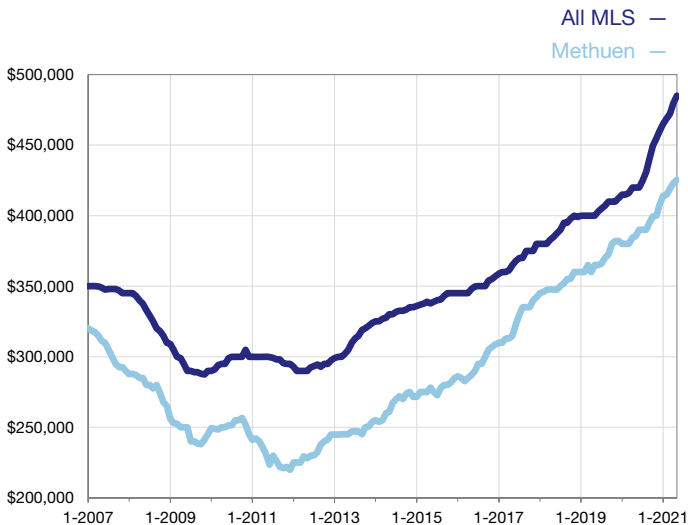
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	18	- 5.3%	55	66	+ 20.0%
Closed Sales	9	17	+ 88.9%	37	55	+ 48.6%
Median Sales Price*	\$239,000	\$310,000	+ 29.7%	\$246,000	\$312,000	+ 26.8%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	70	35	- 50.0%	46	32	- 30.4%
Percent of Original List Price Received*	101.2%	104.3%	+ 3.1%	100.7%	103.6%	+ 2.9%
New Listings	18	21	+ 16.7%	64	80	+ 25.0%

* 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

