

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	34	24	- 29.4%	418	362	- 13.4%
Closed Sales	33	22	- 33.3%	413	355	- 14.0%
Median Sales Price*	\$477,000	\$510,000	+ 6.9%	\$474,000	\$525,000	+ 10.8%
Inventory of Homes for Sale	44	36	- 18.2%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 6.7%	20	25	+ 25.0%
Percent of Original List Price Received*	100.9%	99.6%	- 1.3%	105.6%	103.4%	- 2.1%
New Listings	39	26	- 33.3%	479	436	- 9.0%

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

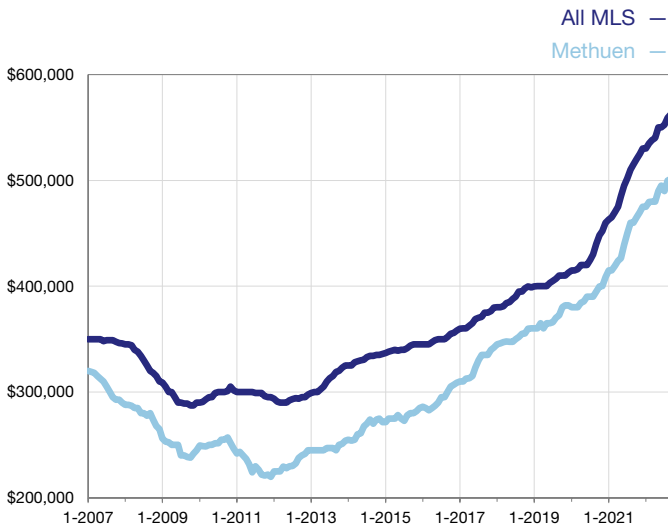
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	9	- 18.2%	160	118	- 26.3%
Closed Sales	12	11	- 8.3%	154	121	- 21.4%
Median Sales Price*	\$258,000	\$356,000	+ 38.0%	\$310,000	\$385,000	+ 24.2%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	19	31	+ 63.2%	28	35	+ 25.0%
Percent of Original List Price Received*	99.0%	99.9%	+ 0.9%	102.7%	103.5%	+ 0.8%
New Listings	5	12	+ 140.0%	176	134	- 23.9%

* 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

