

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	19	0.0%	35	43	+ 22.9%
Closed Sales	19	15	- 21.1%	41	30	- 26.8%
Median Sales Price*	\$500,000	\$500,000	0.0%	\$478,000	\$458,500	- 4.1%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	43	49	+ 14.0%	37	40	+ 8.1%
Percent of Original List Price Received*	105.9%	99.6%	- 5.9%	104.4%	100.8%	- 3.4%
New Listings	23	14	- 39.1%	47	40	- 14.9%

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

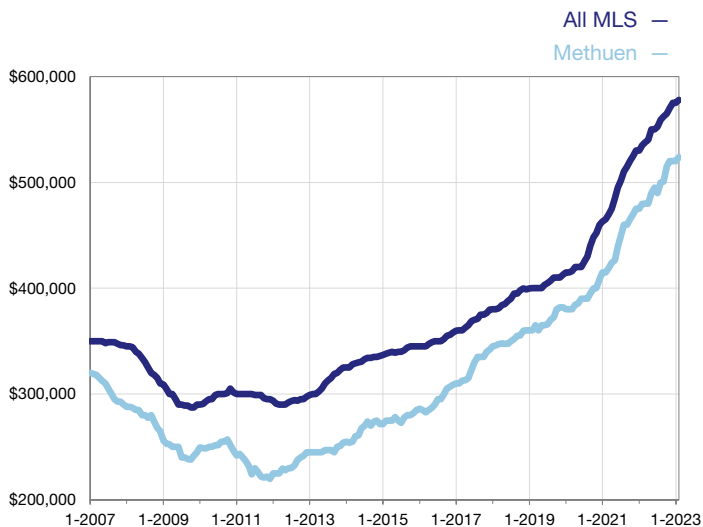
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	14	- 17.6%	24	25	+ 4.2%
Closed Sales	8	8	0.0%	15	17	+ 13.3%
Median Sales Price*	\$327,500	\$365,000	+ 11.5%	\$325,000	\$380,000	+ 16.9%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	39	28	- 28.2%	36	60	+ 66.7%
Percent of Original List Price Received*	104.0%	99.9%	- 3.9%	101.3%	97.8%	- 3.5%
New Listings	14	14	0.0%	23	29	+ 26.1%

* 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

