

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	22	- 42.1%	73	62	- 15.1%
Closed Sales	26	21	- 19.2%	67	51	- 23.9%
Median Sales Price*	\$485,000	\$540,000	+ 11.3%	\$478,000	\$490,000	+ 2.5%
Inventory of Homes for Sale	30	22	- 26.7%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	20	44	+ 120.0%	30	42	+ 40.0%
Percent of Original List Price Received*	108.5%	99.6%	- 8.2%	106.0%	100.3%	- 5.4%
New Listings	46	26	- 43.5%	93	66	- 29.0%

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

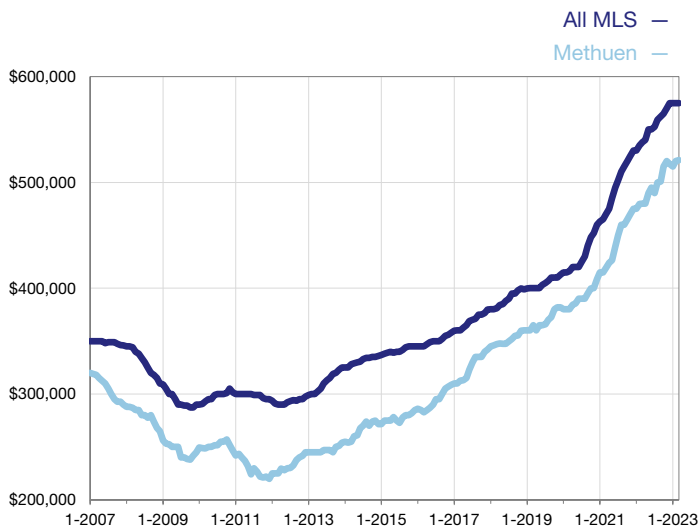
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	34	31	- 8.8%
Closed Sales	10	10	0.0%	25	27	+ 8.0%
Median Sales Price*	\$383,000	\$337,500	- 11.9%	\$335,000	\$380,000	+ 13.4%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 4.0%	31	46	+ 48.4%
Percent of Original List Price Received*	105.3%	104.7%	- 0.6%	102.9%	100.3%	- 2.5%
New Listings	13	9	- 30.8%	36	38	+ 5.6%

* 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

