

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Methuen

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	27	- 28.9%	111	87	- 21.6%
Closed Sales	32	16	- 50.0%	99	67	- 32.3%
Median Sales Price*	\$522,500	<b>\$565,000</b>	+ 8.1%	\$485,000	<b>\$500,000</b>	+ 3.1%
Inventory of Homes for Sale	45	15	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	21	29	+ 38.1%	27	39	+ 44.4%
Percent of Original List Price Received*	107.3%	<b>103.1%</b>	- 3.9%	106.4%	<b>101.0%</b>	- 5.1%
New Listings	55	21	- 61.8%	148	87	- 41.2%

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

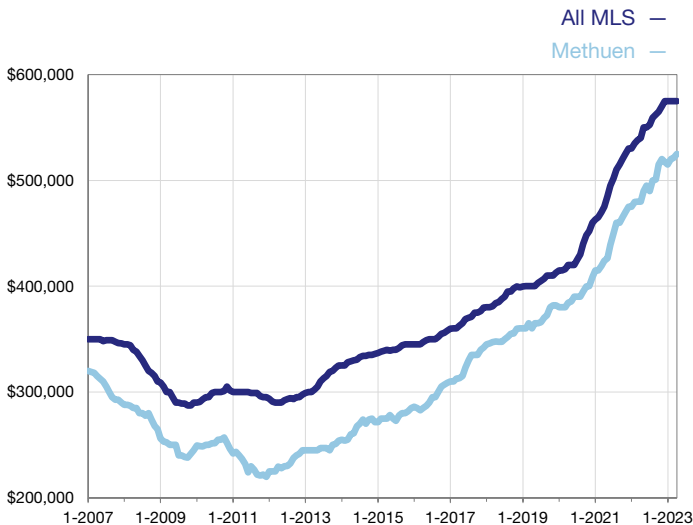
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	11	- 15.4%	47	41	- 12.8%
Closed Sales	13	9	- 30.8%	38	36	- 5.3%
Median Sales Price*	\$372,000	<b>\$480,000</b>	+ 29.0%	\$363,500	<b>\$388,000</b>	+ 6.7%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	13	22	+ 69.2%	25	40	+ 60.0%
Percent of Original List Price Received*	108.3%	<b>102.1%</b>	- 5.7%	104.7%	<b>100.8%</b>	- 3.7%
New Listings	16	10	- 37.5%	52	48	- 7.7%

\* 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

