

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Methuen

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	44	30	- 31.8%	155	114	- 26.5%
Closed Sales	36	26	- 27.8%	135	94	- 30.4%
Median Sales Price*	\$550,000	<b>\$505,500</b>	- 8.1%	\$500,000	<b>\$500,000</b>	0.0%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	21	32	+ 52.4%	26	36	+ 38.5%
Percent of Original List Price Received*	106.3%	<b>102.7%</b>	- 3.4%	106.4%	<b>101.5%</b>	- 4.6%
New Listings	36	35	- 2.8%	181	119	- 34.3%

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

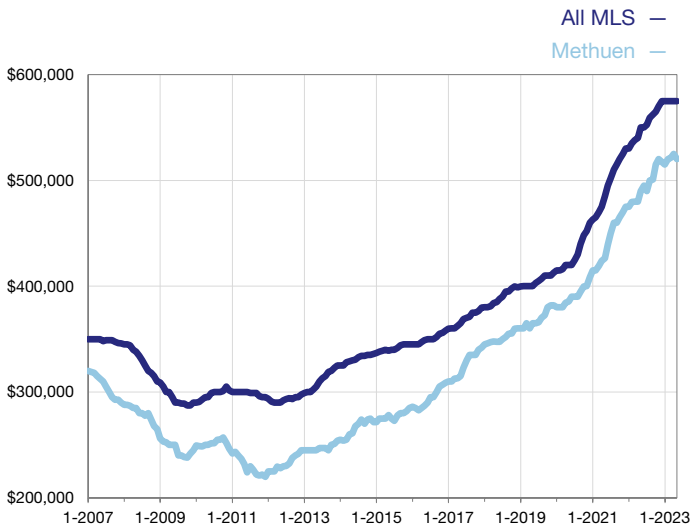
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	23	+ 187.5%	55	63	+ 14.5%
Closed Sales	12	13	+ 8.3%	50	49	- 2.0%
Median Sales Price*	\$340,000	<b>\$410,000</b>	+ 20.6%	\$347,500	<b>\$399,500</b>	+ 15.0%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	34	47	+ 38.2%	27	42	+ 55.6%
Percent of Original List Price Received*	108.5%	<b>102.8%</b>	- 5.3%	105.7%	<b>101.3%</b>	- 4.2%
New Listings	11	16	+ 45.5%	62	62	0.0%

\* 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

