

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Methuen

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	46	+ 27.8%	191	153	- 19.9%
Closed Sales	39	28	- 28.2%	174	121	- 30.5%
Median Sales Price*	\$550,000	\$560,000	+ 1.8%	\$510,500	\$525,000	+ 2.8%
Inventory of Homes for Sale	49	14	- 71.4%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	24	32	+ 33.3%
Percent of Original List Price Received*	103.6%	105.5%	+ 1.8%	105.8%	102.4%	- 3.2%
New Listings	56	36	- 35.7%	237	154	- 35.0%

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

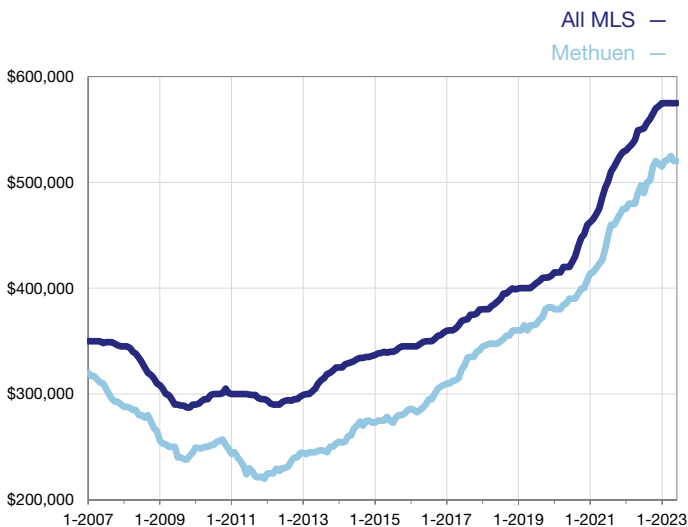
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	64	72	+ 12.5%
Closed Sales	14	18	+ 28.6%	64	68	+ 6.3%
Median Sales Price*	\$505,750	\$462,500	- 8.6%	\$369,500	\$401,000	+ 8.5%
Inventory of Homes for Sale	19	5	- 73.7%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	44	37	- 15.9%	31	41	+ 32.3%
Percent of Original List Price Received*	104.1%	101.8%	- 2.2%	105.3%	101.4%	- 3.7%
New Listings	15	7	- 53.3%	77	70	- 9.1%

\* 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

