

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	27	- 22.9%	226	175	- 22.6%
Closed Sales	43	33	- 23.3%	217	154	- 29.0%
Median Sales Price*	\$525,000	\$581,000	+ 10.7%	\$515,000	\$525,500	+ 2.0%
Inventory of Homes for Sale	59	13	- 78.0%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	20	26	+ 30.0%	23	31	+ 34.8%
Percent of Original List Price Received*	105.0%	105.7%	+ 0.7%	105.6%	103.1%	- 2.4%
New Listings	49	21	- 57.1%	286	175	- 38.8%

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

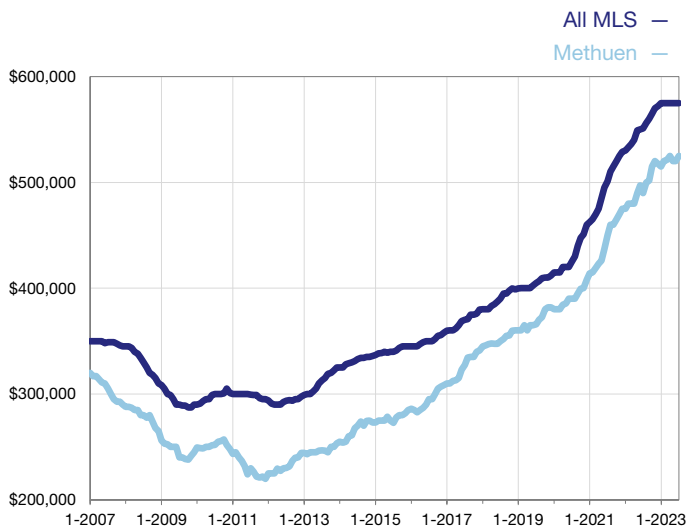
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	7	- 46.2%	77	78	+ 1.3%
Closed Sales	4	8	+ 100.0%	68	76	+ 11.8%
Median Sales Price*	\$592,856	\$748,955	+ 26.3%	\$373,500	\$406,000	+ 8.7%
Inventory of Homes for Sale	18	4	- 77.8%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	56	51	- 8.9%	32	42	+ 31.3%
Percent of Original List Price Received*	100.6%	101.7%	+ 1.1%	105.0%	101.4%	- 3.4%
New Listings	12	6	- 50.0%	89	76	- 14.6%

* 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

