

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	48	32	- 33.3%	274	201	- 26.6%
Closed Sales	42	27	- 35.7%	259	181	- 30.1%
Median Sales Price*	\$532,500	\$555,000	+ 4.2%	\$522,500	\$530,900	+ 1.6%
Inventory of Homes for Sale	51	13	- 74.5%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	29	15	- 48.3%	24	29	+ 20.8%
Percent of Original List Price Received*	100.7%	106.7%	+ 6.0%	104.8%	103.7%	- 1.0%
New Listings	44	32	- 27.3%	330	207	- 37.3%

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

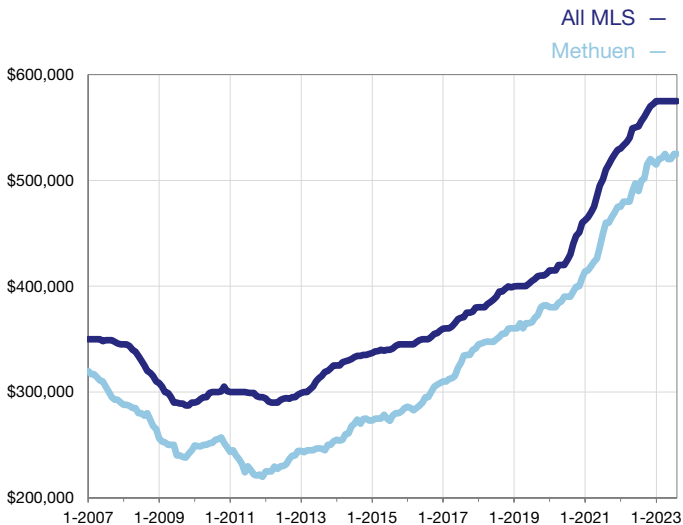
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	13	- 18.8%	93	89	- 4.3%
Closed Sales	17	8	- 52.9%	85	84	- 1.2%
Median Sales Price*	\$380,000	\$395,000	+ 3.9%	\$375,000	\$406,000	+ 8.3%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	20	47	+ 135.0%	30	42	+ 40.0%
Percent of Original List Price Received*	102.8%	103.5%	+ 0.7%	104.6%	101.6%	- 2.9%
New Listings	14	12	- 14.3%	103	88	- 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

