

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 27 | 24 | - 11.1% | 301 | 220 | - 26.9% |
| Closed Sales | 43 | 22 | - 48.8% | 302 | 205 | - 32.1% |
| Median Sales Price* | \$570,000 | \$580,000 | + 1.8% | \$525,000 | \$540,000 | + 2.9% |
| Inventory of Homes for Sale | 54 | 26 | - 51.9% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.1 | - 31.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 32 | 19 | - 40.6% | 25 | 28 | + 12.0% |
| Percent of Original List Price Received* | 99.2% | 102.5% | + 3.3% | 104.0% | 103.4% | - 0.6% |
| New Listings | 35 | 37 | + 5.7% | 365 | 244 | - 33.2% |

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

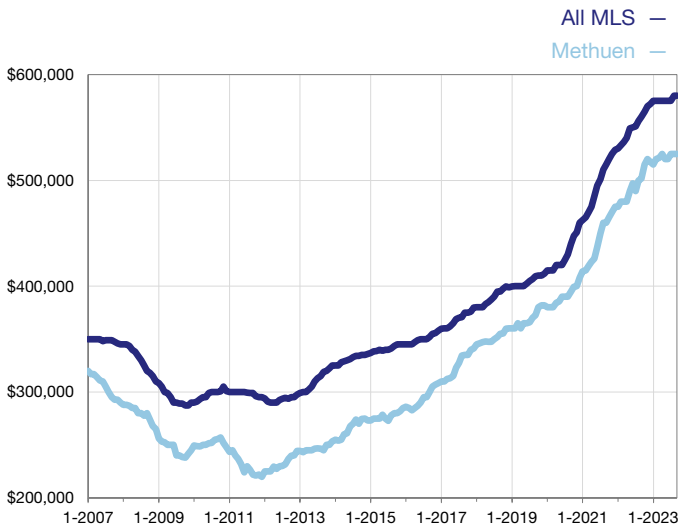
Condominium Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 10 | 6 | - 40.0% | 103 | 94 | - 8.7% |
| Closed Sales | 17 | 10 | - 41.2% | 102 | 94 | - 7.8% |
| Median Sales Price* | \$419,000 | \$503,500 | + 20.2% | \$377,500 | \$410,000 | + 8.6% |
| Inventory of Homes for Sale | 16 | 5 | - 68.8% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 0.5 | - 64.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 50 | 28 | - 44.0% | 33 | 41 | + 24.2% |
| Percent of Original List Price Received* | 103.0% | 106.3% | + 3.2% | 104.3% | 102.1% | - 2.1% |
| New Listings | 12 | 7 | - 41.7% | 115 | 95 | - 17.4% |

* 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

