

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	41	+ 17.1%	336	259	- 22.9%
Closed Sales	31	25	- 19.4%	333	230	- 30.9%
Median Sales Price*	\$520,000	\$542,500	+ 4.3%	\$525,000	\$541,000	+ 3.0%
Inventory of Homes for Sale	50	29	- 42.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	22	18	- 18.2%	25	27	+ 8.0%
Percent of Original List Price Received*	100.5%	103.6%	+ 3.1%	103.7%	103.4%	- 0.3%
New Listings	36	42	+ 16.7%	401	286	- 28.7%

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

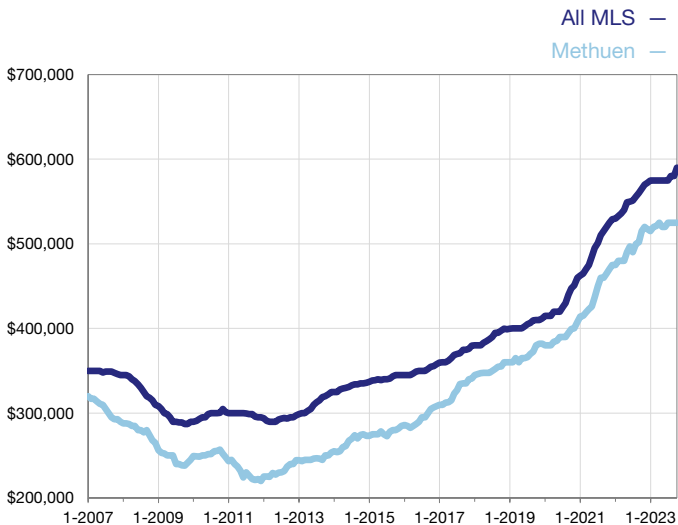
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	109	103	- 5.5%
Closed Sales	9	11	+ 22.2%	111	105	- 5.4%
Median Sales Price*	\$789,000	\$375,000	- 52.5%	\$390,000	\$402,000	+ 3.1%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	54	49	- 9.3%	35	42	+ 20.0%
Percent of Original List Price Received*	98.8%	98.8%	0.0%	103.9%	101.8%	- 2.0%
New Listings	5	10	+ 100.0%	120	105	- 12.5%

* 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

