

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	36	+ 71.4%	357	291	- 18.5%
Closed Sales	22	31	+ 40.9%	355	261	- 26.5%
Median Sales Price*	\$510,000	\$570,000	+ 11.8%	\$525,000	\$542,500	+ 3.3%
Inventory of Homes for Sale	49	30	- 38.8%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	28	20	- 28.6%	25	26	+ 4.0%
Percent of Original List Price Received*	99.6%	103.8%	+ 4.2%	103.4%	103.5%	+ 0.1%
New Listings	24	34	+ 41.7%	425	320	- 24.7%

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

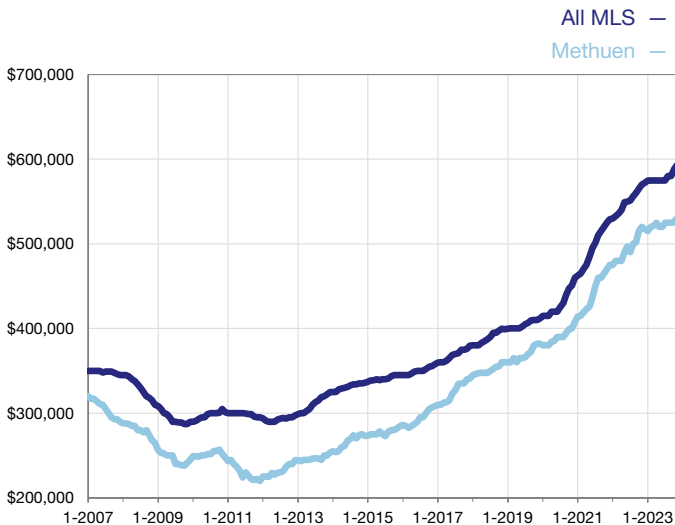
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	117	110	- 6.0%
Closed Sales	12	9	- 25.0%	123	114	- 7.3%
Median Sales Price*	\$333,000	\$359,000	+ 7.8%	\$385,000	\$400,000	+ 3.9%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	30	10	- 66.7%	34	39	+ 14.7%
Percent of Original List Price Received*	100.1%	104.1%	+ 4.0%	103.5%	101.9%	- 1.5%
New Listings	12	7	- 41.7%	132	113	- 14.4%

* 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

