

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Methuen

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	28	+ 133.3%	369	315	- 14.6%
Closed Sales	31	28	- 9.7%	386	291	- 24.6%
Median Sales Price*	\$485,000	\$510,000	+ 5.2%	\$517,500	\$540,000	+ 4.3%
Inventory of Homes for Sale	31	10	- 67.7%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	25	26	+ 4.0%
Percent of Original List Price Received*	99.3%	100.5%	+ 1.2%	103.1%	103.2%	+ 0.1%
New Listings	5	10	+ 100.0%	430	329	- 23.5%

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

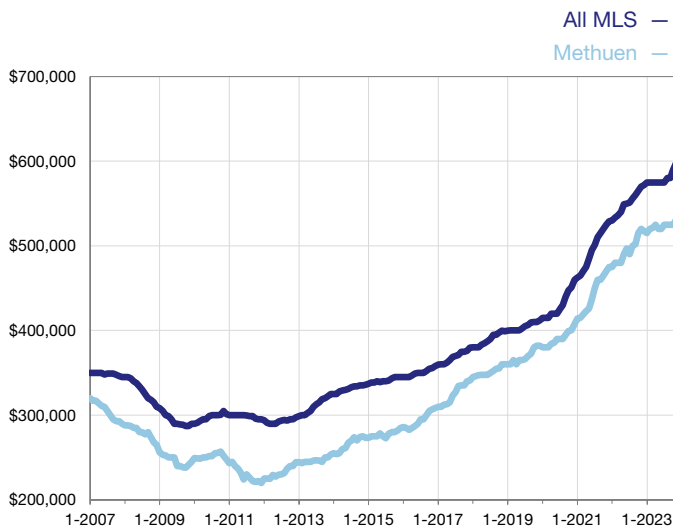
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	122	115	- 5.7%
Closed Sales	6	4	- 33.3%	129	117	- 9.3%
Median Sales Price*	\$362,500	\$506,500	+ 39.7%	\$385,000	\$400,000	+ 3.9%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	34	39	+ 14.7%
Percent of Original List Price Received*	100.4%	95.5%	- 4.9%	103.4%	101.7%	- 1.6%
New Listings	2	4	+ 100.0%	134	117	- 12.7%

\* 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

