

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

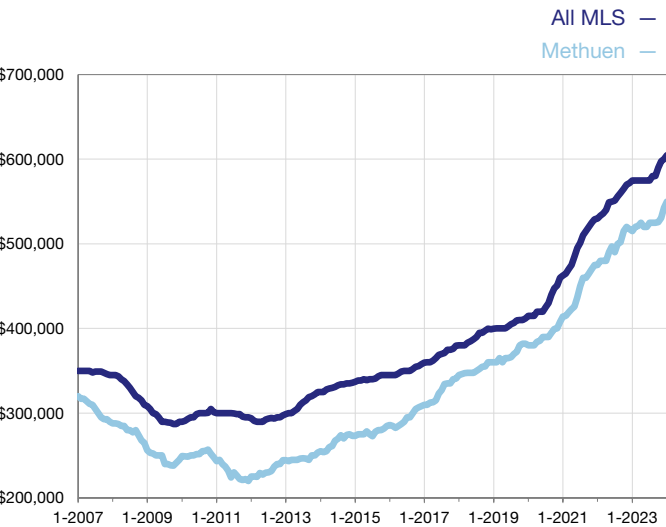
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	19	- 17.4%	23	19	- 17.4%
Closed Sales	15	28	+ 86.7%	15	28	+ 86.7%
Median Sales Price*	\$430,000	\$502,500	+ 16.9%	\$430,000	\$502,500	+ 16.9%
Inventory of Homes for Sale	28	11	- 60.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	32	32	0.0%	32	32	0.0%
Percent of Original List Price Received*	101.9%	98.9%	- 2.9%	101.9%	98.9%	- 2.9%
New Listings	26	17	- 34.6%	26	17	- 34.6%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	7	- 36.4%	11	7	- 36.4%
Closed Sales	9	6	- 33.3%	9	6	- 33.3%
Median Sales Price*	\$399,500	\$305,750	- 23.5%	\$399,500	\$305,750	- 23.5%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	88	25	- 71.6%	88	25	- 71.6%
Percent of Original List Price Received*	95.9%	102.9%	+ 7.3%	95.9%	102.9%	+ 7.3%
New Listings	15	11	- 26.7%	15	11	- 26.7%

* 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

