

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	19	+ 18.8%	39	35	- 10.3%
Closed Sales	15	14	- 6.7%	30	42	+ 40.0%
Median Sales Price*	\$500,000	\$542,500	+ 8.5%	\$458,500	\$505,000	+ 10.1%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	49	24	- 51.0%	40	30	- 25.0%
Percent of Original List Price Received*	99.6%	100.8%	+ 1.2%	100.8%	99.5%	- 1.3%
New Listings	14	16	+ 14.3%	40	33	- 17.5%

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

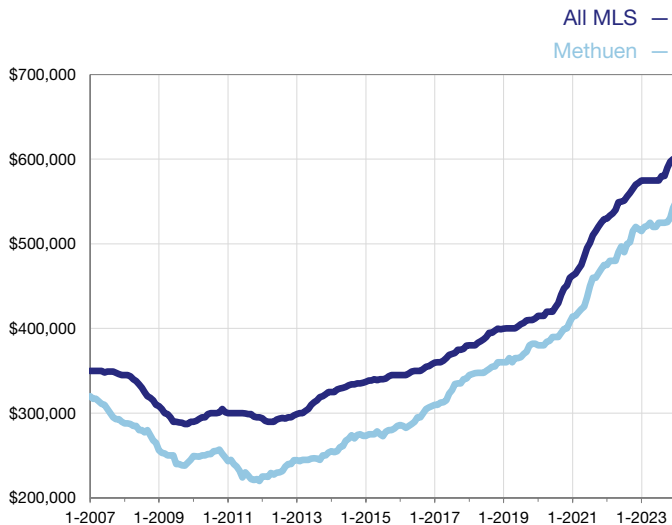
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	4	- 66.7%	23	9	- 60.9%
Closed Sales	8	8	0.0%	17	14	- 17.6%
Median Sales Price*	\$365,000	\$462,950	+ 26.8%	\$380,000	\$359,950	- 5.3%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	28	33	+ 17.9%	60	29	- 51.7%
Percent of Original List Price Received*	99.9%	102.7%	+ 2.8%	97.8%	102.8%	+ 5.1%
New Listings	14	4	- 71.4%	29	14	- 51.7%

* 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

