

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Methuen

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	26	+ 30.0%	59	60	+ 1.7%
Closed Sales	21	13	- 38.1%	51	55	+ 7.8%
Median Sales Price*	\$540,000	\$605,000	+ 12.0%	\$490,000	\$535,000	+ 9.2%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 22.7%	42	31	- 26.2%
Percent of Original List Price Received*	99.6%	103.1%	+ 3.5%	100.3%	100.4%	+ 0.1%
New Listings	24	25	+ 4.2%	64	58	- 9.4%

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

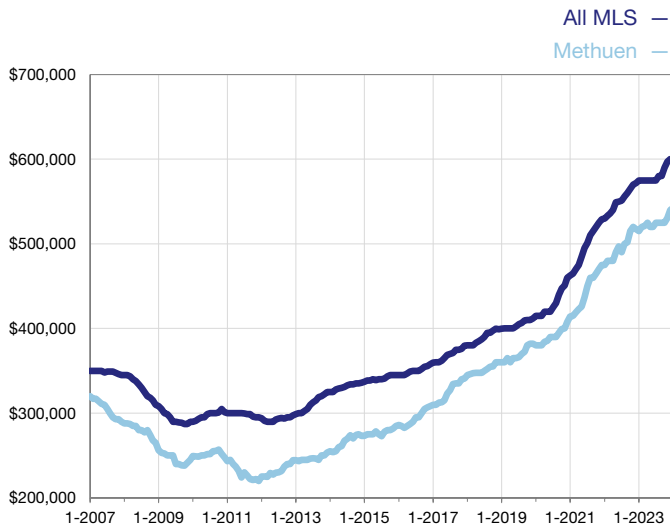
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	11	+ 57.1%	30	20	- 33.3%
Closed Sales	10	2	- 80.0%	27	16	- 40.7%
Median Sales Price*	\$337,500	\$410,000	+ 21.5%	\$380,000	\$384,950	+ 1.3%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	24	10	- 58.3%	46	27	- 41.3%
Percent of Original List Price Received*	104.7%	102.7%	- 1.9%	100.3%	102.8%	+ 2.5%
New Listings	8	12	+ 50.0%	37	25	- 32.4%

\* 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

