

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	24	31	+ 29.2%	83	86	+ 3.6%
Closed Sales	17	23	+ 35.3%	68	79	+ 16.2%
Median Sales Price*	\$560,000	\$610,000	+ 8.9%	\$497,500	\$575,000	+ 15.6%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	27	20	- 25.9%	38	27	- 28.9%
Percent of Original List Price Received*	103.1%	103.3%	+ 0.2%	101.0%	101.2%	+ 0.2%
New Listings	19	32	+ 68.4%	83	89	+ 7.2%

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

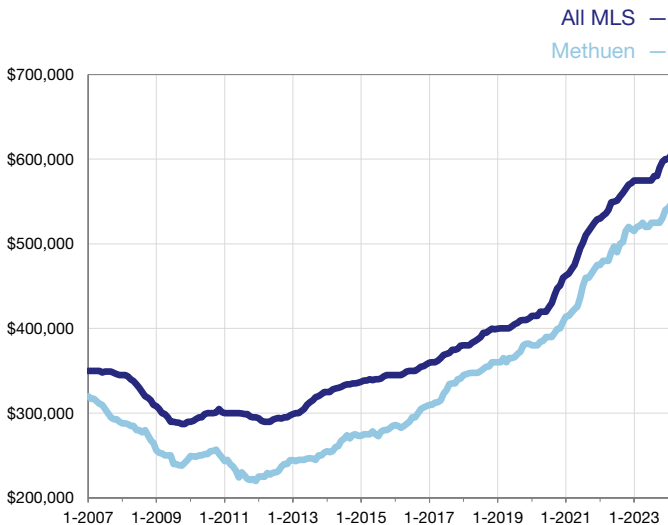
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	17	+ 54.5%	41	32	- 22.0%
Closed Sales	9	6	- 33.3%	36	22	- 38.9%
Median Sales Price*	\$480,000	\$362,500	- 24.5%	\$388,000	\$377,450	- 2.7%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	22	20	- 9.1%	40	25	- 37.5%
Percent of Original List Price Received*	102.1%	100.9%	- 1.2%	100.8%	102.3%	+ 1.5%
New Listings	10	14	+ 40.0%	47	38	- 19.1%

* 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

