

Methuen

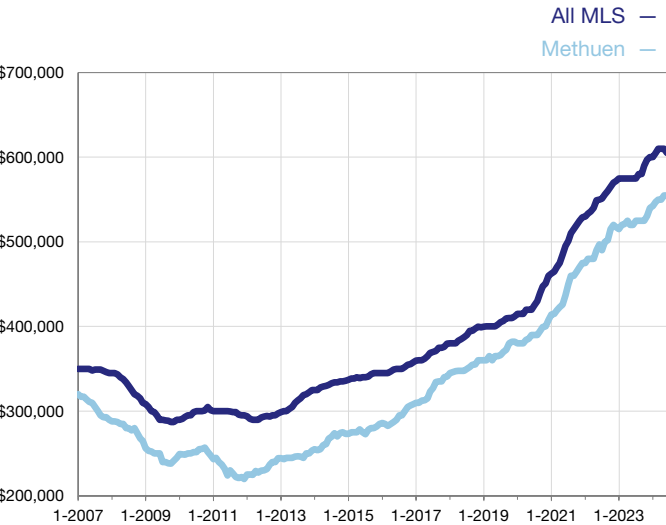
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	38	42	+ 10.5%	145	142	- 2.1%
Closed Sales	28	22	- 21.4%	121	127	+ 5.0%
Median Sales Price*	\$560,000	\$580,000	+ 3.6%	\$525,000	\$580,000	+ 10.5%
Inventory of Homes for Sale	26	34	+ 30.8%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	20	20	0.0%	32	24	- 25.0%
Percent of Original List Price Received*	105.5%	105.7%	+ 0.2%	102.4%	102.4%	0.0%
New Listings	36	46	+ 27.8%	154	168	+ 9.1%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	70	54	- 22.9%
Closed Sales	18	14	- 22.2%	68	50	- 26.5%
Median Sales Price*	\$462,500	\$382,500	- 17.3%	\$401,000	\$382,500	- 4.6%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	37	14	- 62.2%	41	22	- 46.3%
Percent of Original List Price Received*	101.8%	101.8%	0.0%	101.4%	101.8%	+ 0.4%
New Listings	7	10	+ 42.9%	70	66	- 5.7%

* 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

