

# Methuen

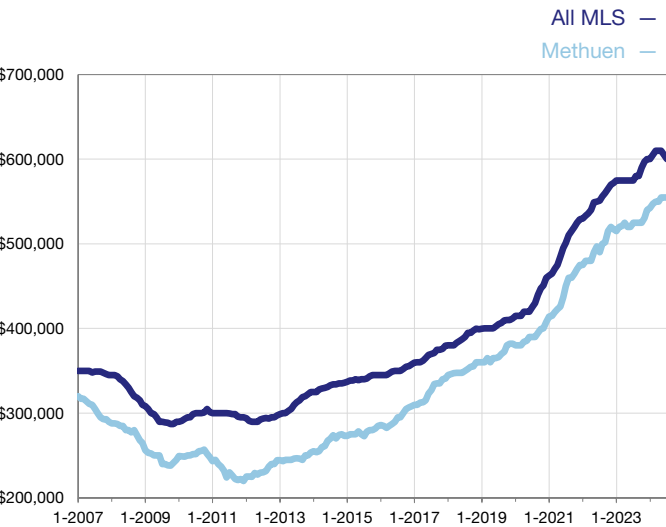
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	37	+ 60.9%	168	174	+ 3.6%
Closed Sales	35	37	+ 5.7%	156	164	+ 5.1%
Median Sales Price*	\$581,000	\$620,000	+ 6.7%	\$525,500	\$585,500	+ 11.4%
Inventory of Homes for Sale	23	32	+ 39.1%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	29	20	- 31.0%	32	23	- 28.1%
Percent of Original List Price Received*	104.8%	103.1%	- 1.6%	103.0%	102.5%	- 0.5%
New Listings	21	34	+ 61.9%	175	202	+ 15.4%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	75	62	- 17.3%
Closed Sales	8	9	+ 12.5%	76	59	- 22.4%
Median Sales Price*	\$748,955	\$335,000	- 55.3%	\$406,000	\$380,000	- 6.4%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	51	34	- 33.3%	42	23	- 45.2%
Percent of Original List Price Received*	101.7%	97.6%	- 4.0%	101.4%	101.2%	- 0.2%
New Listings	6	8	+ 33.3%	76	74	- 2.6%

\* 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

