

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	27	32	+ 18.5%	195	204	+ 4.6%
Closed Sales	27	30	+ 11.1%	183	194	+ 6.0%
Median Sales Price*	\$555,000	\$618,750	+ 11.5%	\$530,900	\$590,000	+ 11.1%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	15	25	+ 66.7%	29	24	- 17.2%
Percent of Original List Price Received*	106.7%	104.0%	- 2.5%	103.5%	102.8%	- 0.7%
New Listings	32	29	- 9.4%	207	231	+ 11.6%

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

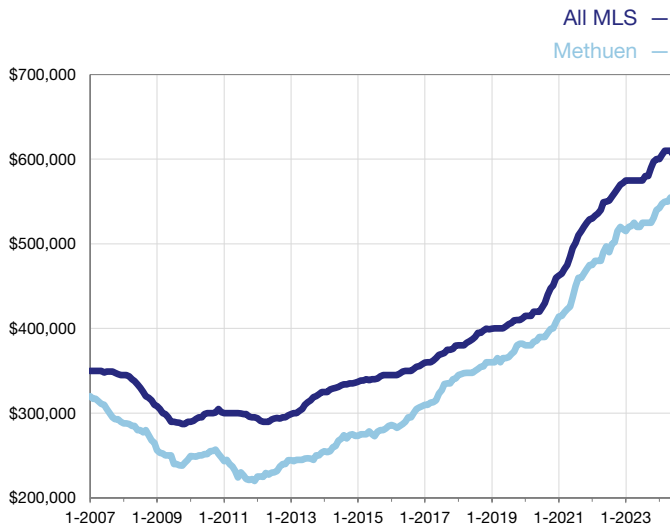
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	12	0.0%	87	72	- 17.2%
Closed Sales	8	9	+ 12.5%	84	68	- 19.0%
Median Sales Price*	\$395,000	\$428,000	+ 8.4%	\$406,000	\$385,000	- 5.2%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	47	22	- 53.2%	42	23	- 45.2%
Percent of Original List Price Received*	103.5%	103.6%	+ 0.1%	101.6%	101.5%	- 0.1%
New Listings	12	12	0.0%	88	86	- 2.3%

* 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

