

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Methuen

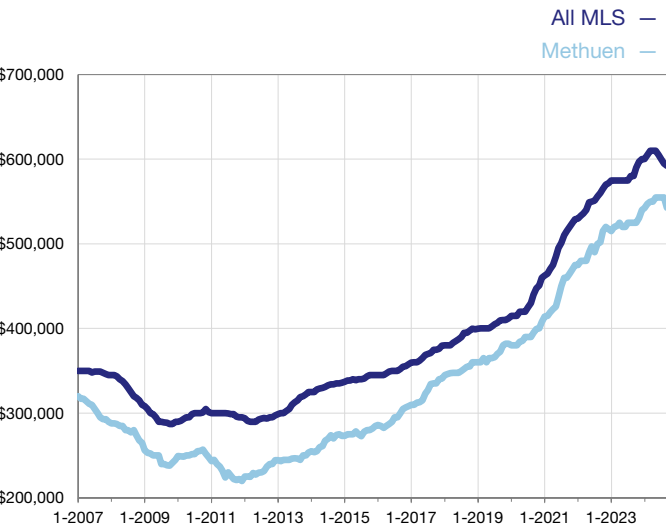
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	36	+ 71.4%	216	234	+ 8.3%
Closed Sales	22	27	+ 22.7%	205	221	+ 7.8%
Median Sales Price*	\$580,000	\$575,000	- 0.9%	\$540,000	\$586,000	+ 8.5%
Inventory of Homes for Sale	38	35	- 7.9%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	19	23	+ 21.1%	28	24	- 14.3%
Percent of Original List Price Received*	102.5%	101.9%	- 0.6%	103.4%	102.7%	- 0.7%
New Listings	37	39	+ 5.4%	244	269	+ 10.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	93	82	- 11.8%
Closed Sales	10	12	+ 20.0%	94	80	- 14.9%
Median Sales Price*	\$503,500	\$532,500	+ 5.8%	\$410,000	\$394,500	- 3.8%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	41	24	- 41.5%
Percent of Original List Price Received*	106.3%	100.3%	- 5.6%	102.1%	101.3%	- 0.8%
New Listings	7	14	+ 100.0%	95	100	+ 5.3%

\* 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

