

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 38 | 29 | - 23.7% | 254 | 256 | + 0.8% |
| Closed Sales | 25 | 28 | + 12.0% | 230 | 252 | + 9.6% |
| Median Sales Price* | \$542,500 | \$605,000 | + 11.5% | \$541,000 | \$590,000 | + 9.1% |
| Inventory of Homes for Sale | 39 | 44 | + 12.8% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.7 | + 6.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 18 | 23 | + 27.8% | 27 | 24 | - 11.1% |
| Percent of Original List Price Received* | 103.6% | 100.8% | - 2.7% | 103.4% | 102.4% | - 1.0% |
| New Listings | 41 | 40 | - 2.4% | 285 | 306 | + 7.4% |

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

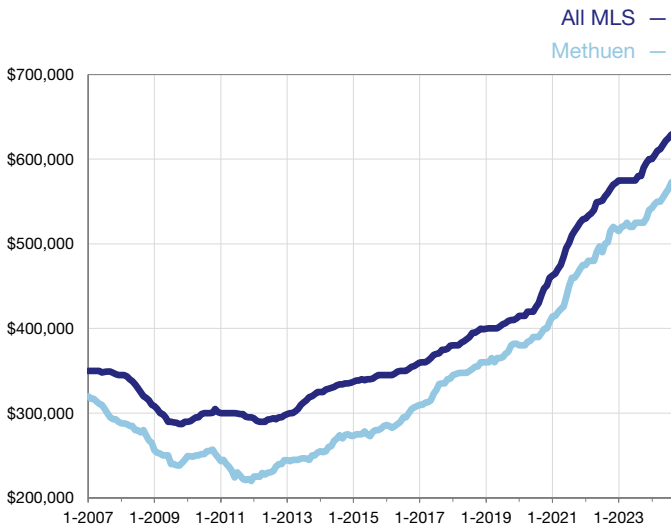
Condominium Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 9 | 17 | + 88.9% | 102 | 98 | - 3.9% |
| Closed Sales | 11 | 10 | - 9.1% | 105 | 90 | - 14.3% |
| Median Sales Price* | \$375,000 | \$424,000 | + 13.1% | \$402,000 | \$398,500 | - 0.9% |
| Inventory of Homes for Sale | 7 | 10 | + 42.9% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 1.1 | + 57.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 49 | 29 | - 40.8% | 42 | 25 | - 40.5% |
| Percent of Original List Price Received* | 98.8% | 101.0% | + 2.2% | 101.8% | 101.3% | - 0.5% |
| New Listings | 11 | 13 | + 18.2% | 106 | 113 | + 6.6% |

* 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

