

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

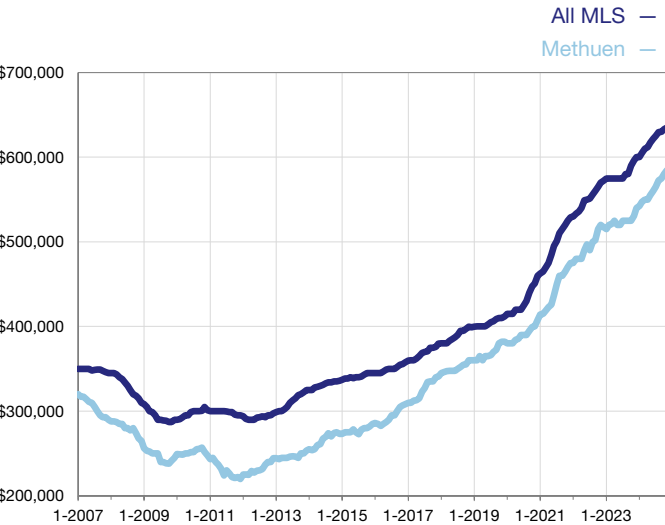
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	32	37	+ 15.6%	286	288	+ 0.7%
Closed Sales	33	23	- 30.3%	263	275	+ 4.6%
Median Sales Price*	\$555,000	\$645,000	+ 16.2%	\$542,000	\$595,000	+ 9.8%
Inventory of Homes for Sale	39	30	- 23.1%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	20	36	+ 80.0%	26	25	- 3.8%
Percent of Original List Price Received*	103.6%	101.1%	- 2.4%	103.4%	102.3%	- 1.1%
New Listings	34	24	- 29.4%	319	328	+ 2.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	107	102	- 4.7%
Closed Sales	8	9	+ 12.5%	113	99	- 12.4%
Median Sales Price*	\$347,000	\$405,000	+ 16.7%	\$400,000	\$399,000	- 0.2%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	10	19	+ 90.0%	39	24	- 38.5%
Percent of Original List Price Received*	104.2%	98.8%	- 5.2%	101.9%	101.1%	- 0.8%
New Listings	7	3	- 57.1%	113	117	+ 3.5%

* 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

