

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

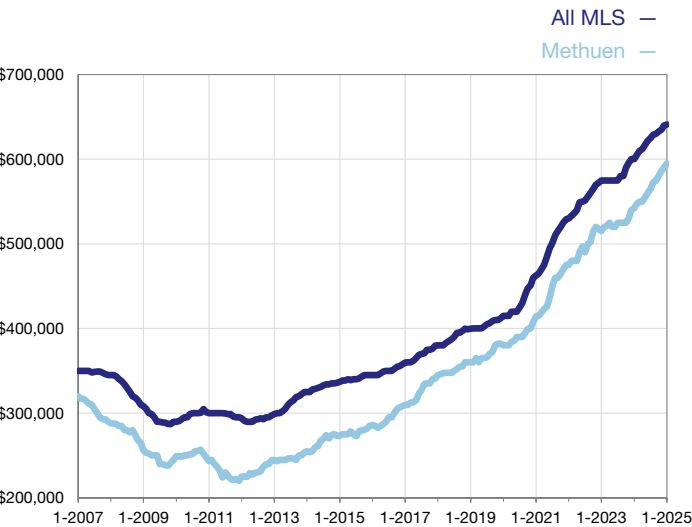
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	16	+ 6.7%	15	16	+ 6.7%
Closed Sales	28	18	- 35.7%	28	18	- 35.7%
Median Sales Price*	\$502,500	\$562,500	+ 11.9%	\$502,500	\$562,500	+ 11.9%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	22	- 31.3%	32	22	- 31.3%
Percent of Original List Price Received*	98.9%	103.7%	+ 4.9%	98.9%	103.7%	+ 4.9%
New Listings	17	25	+ 47.1%	17	25	+ 47.1%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	6	7	+ 16.7%	6	7	+ 16.7%
Median Sales Price*	\$305,750	\$479,000	+ 56.7%	\$305,750	\$479,000	+ 56.7%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	39	+ 56.0%	25	39	+ 56.0%
Percent of Original List Price Received*	102.9%	97.6%	- 5.2%	102.9%	97.6%	- 5.2%
New Listings	9	3	- 66.7%	9	3	- 66.7%

* 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

