

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Methuen

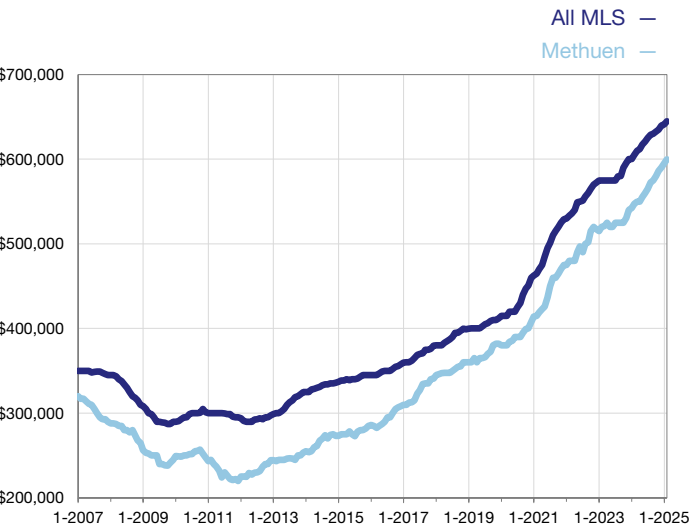
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	18	21	+ 16.7%	33	32	- 3.0%
Closed Sales	14	12	- 14.3%	42	30	- 28.6%
Median Sales Price*	\$542,500	\$645,000	+ 18.9%	\$505,000	\$577,500	+ 14.4%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	24	38	+ 58.3%	30	29	- 3.3%
Percent of Original List Price Received*	100.8%	102.2%	+ 1.4%	99.5%	103.1%	+ 3.6%
New Listings	15	18	+ 20.0%	32	43	+ 34.4%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	9	8	- 11.1%
Closed Sales	8	4	- 50.0%	14	12	- 14.3%
Median Sales Price*	\$462,950	\$397,000	- 14.2%	\$359,950	\$430,000	+ 19.5%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	33	29	- 12.1%	29	36	+ 24.1%
Percent of Original List Price Received*	102.7%	100.5%	- 2.1%	102.8%	98.6%	- 4.1%
New Listings	4	5	+ 25.0%	13	8	- 38.5%

\* 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

