

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	26	31	+ 19.2%	78	85	+ 9.0%
Closed Sales	23	25	+ 8.7%	79	71	- 10.1%
Median Sales Price*	\$610,000	\$620,000	+ 1.6%	\$575,000	\$600,000	+ 4.3%
Inventory of Homes for Sale	27	31	+ 14.8%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	20	33	+ 65.0%	27	34	+ 25.9%
Percent of Original List Price Received*	103.3%	102.0%	- 1.3%	101.2%	101.6%	+ 0.4%
New Listings	32	46	+ 43.8%	89	111	+ 24.7%

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

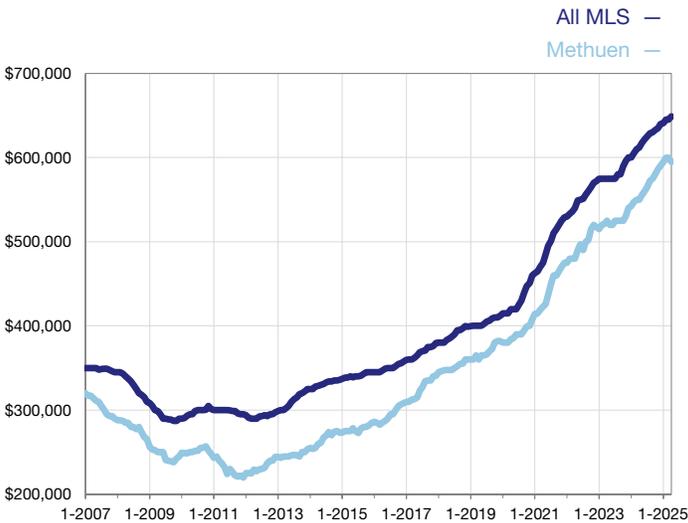
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	14	0.0%	29	25	- 13.8%
Closed Sales	6	9	+ 50.0%	22	23	+ 4.5%
Median Sales Price*	\$362,500	\$480,000	+ 32.4%	\$377,450	\$450,000	+ 19.2%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	20	29	+ 45.0%	25	32	+ 28.0%
Percent of Original List Price Received*	100.9%	98.7%	- 2.2%	102.3%	99.4%	- 2.8%
New Listings	14	8	- 42.9%	38	28	- 26.3%

* 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

