

# Methuen

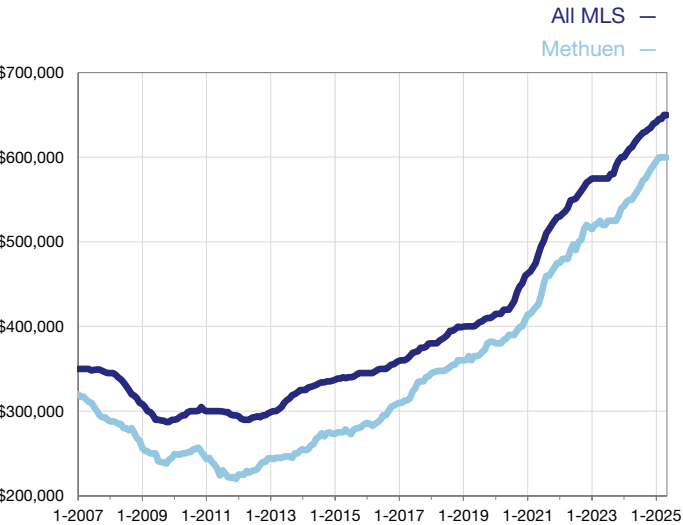
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	21	37	+ 76.2%	99	118	+ 19.2%
Closed Sales	26	31	+ 19.2%	105	102	- 2.9%
Median Sales Price*	\$595,500	\$620,000	+ 4.1%	\$580,000	\$610,000	+ 5.2%
Inventory of Homes for Sale	37	32	- 13.5%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	19	31	+ 63.2%	25	33	+ 32.0%
Percent of Original List Price Received*	103.0%	102.8%	- 0.2%	101.7%	102.0%	+ 0.3%
New Listings	33	34	+ 3.0%	122	145	+ 18.9%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	14	3	- 78.6%	43	28	- 34.9%
Closed Sales	14	7	- 50.0%	36	30	- 16.7%
Median Sales Price*	\$424,500	\$415,000	- 2.2%	\$382,500	\$421,500	+ 10.2%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	24	29	+ 20.8%
Percent of Original List Price Received*	101.2%	100.7%	- 0.5%	101.8%	99.7%	- 2.1%
New Listings	18	8	- 55.6%	56	36	- 35.7%

\* 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

