

# Methuen

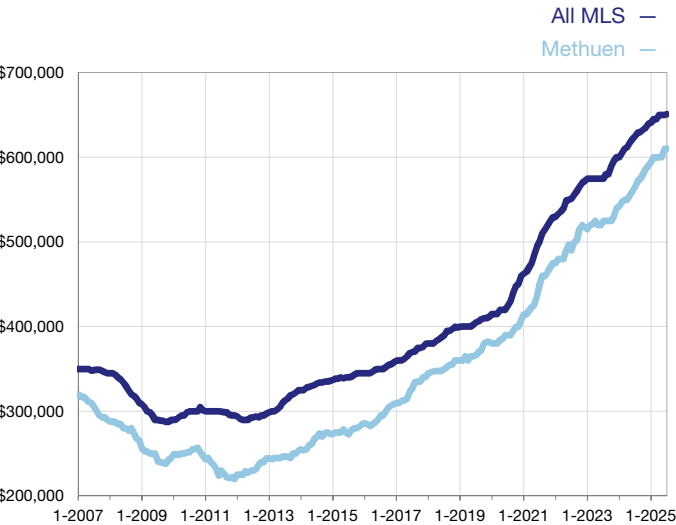
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	34	31	- 8.8%	170	176	+ 3.5%
Closed Sales	37	34	- 8.1%	164	167	+ 1.8%
Median Sales Price*	\$620,000	\$607,500	- 2.0%	\$585,500	\$617,150	+ 5.4%
Inventory of Homes for Sale	43	33	- 23.3%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	20	17	- 15.0%	23	27	+ 17.4%
Percent of Original List Price Received*	103.1%	103.2%	+ 0.1%	102.5%	102.4%	- 0.1%
New Listings	34	29	- 14.7%	202	210	+ 4.0%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	15	+ 114.3%	60	50	- 16.7%
Closed Sales	9	7	- 22.2%	59	44	- 25.4%
Median Sales Price*	\$335,000	\$415,000	+ 23.9%	\$380,000	\$423,950	+ 11.6%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	34	15	- 55.9%	23	26	+ 13.0%
Percent of Original List Price Received*	97.6%	102.6%	+ 5.1%	101.2%	99.5%	- 1.7%
New Listings	8	13	+ 62.5%	74	65	- 12.2%

\* 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

