

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Methuen

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	19	26	+ 36.8%	302	318	+ 5.3%
Closed Sales	37	39	+ 5.4%	312	313	+ 0.3%
Median Sales Price*	\$570,000	<b>\$585,000</b>	+ 2.6%	\$590,500	<b>\$615,000</b>	+ 4.1%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	35	33	- 5.7%	26	29	+ 11.5%
Percent of Original List Price Received*	100.8%	99.9%	- 0.9%	102.2%	101.6%	- 0.6%
New Listings	11	12	+ 9.1%	337	362	+ 7.4%

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

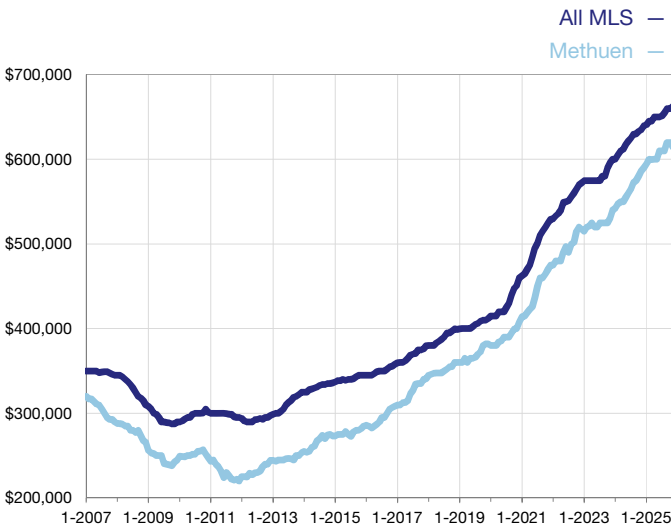
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	4	- 42.9%	109	87	- 20.2%
Closed Sales	9	11	+ 22.2%	108	93	- 13.9%
Median Sales Price*	\$399,000	<b>\$425,000</b>	+ 6.5%	\$399,000	<b>\$425,000</b>	+ 6.5%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.3	1.1	+ 266.7%	--	--	--
Cumulative Days on Market Until Sale	37	42	+ 13.5%	25	31	+ 24.0%
Percent of Original List Price Received*	99.9%	98.7%	- 1.2%	101.0%	99.2%	- 1.8%
New Listings	3	2	- 33.3%	120	99	- 17.5%

\* 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

