

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	19	19	0.0%	30	30	0.0%
Closed Sales	12	15	+ 25.0%	30	34	+ 13.3%
Median Sales Price*	\$645,000	\$565,000	- 12.4%	\$577,500	\$564,500	- 2.3%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	38	35	- 7.9%	29	39	+ 34.5%
Percent of Original List Price Received*	102.2%	98.4%	- 3.7%	103.1%	99.5%	- 3.5%
New Listings	18	12	- 33.3%	43	28	- 34.9%

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

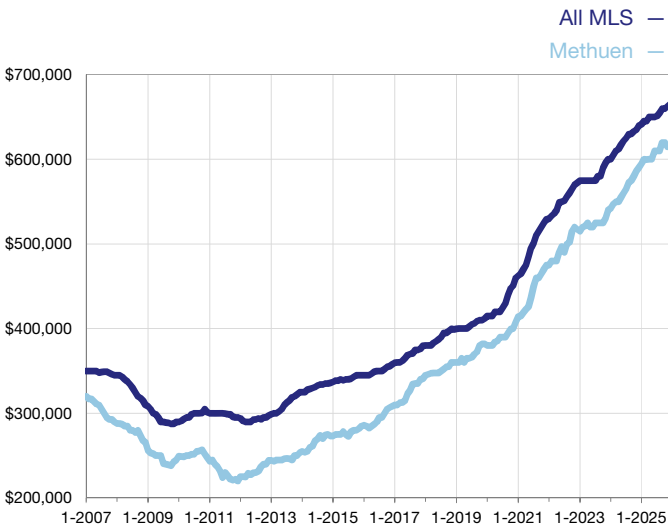
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	6	7	+ 16.7%
Closed Sales	4	4	0.0%	12	6	- 50.0%
Median Sales Price*	\$397,000	\$373,500	- 5.9%	\$430,000	\$373,500	- 13.1%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	29	55	+ 89.7%	36	61	+ 69.4%
Percent of Original List Price Received*	100.5%	96.6%	- 3.9%	98.6%	96.3%	- 2.3%
New Listings	5	6	+ 20.0%	8	10	+ 25.0%

* 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

