

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	24	21	- 12.5%	54	50	- 7.4%
Closed Sales	16	15	- 6.3%	46	49	+ 6.5%
Median Sales Price*	\$605,000	\$629,900	+ 4.1%	\$582,500	\$590,000	+ 1.3%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	45	63	+ 40.0%	34	46	+ 35.3%
Percent of Original List Price Received*	98.4%	99.4%	+ 1.0%	101.5%	99.5%	- 2.0%
New Listings	22	33	+ 50.0%	65	61	- 6.2%

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

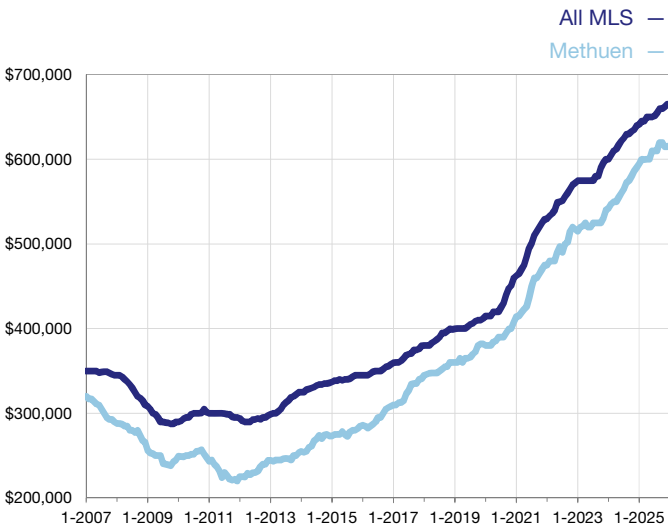
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	8	+ 60.0%	11	14	+ 27.3%
Closed Sales	2	4	+ 100.0%	14	10	- 28.6%
Median Sales Price*	\$335,000	\$737,500	+ 120.1%	\$430,000	\$417,500	- 2.9%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	17	28	+ 64.7%	34	47	+ 38.2%
Percent of Original List Price Received*	107.3%	99.9%	- 6.9%	99.9%	97.7%	- 2.2%
New Listings	12	12	0.0%	20	22	+ 10.0%

* 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

