

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	28	32	+ 14.3%	82	75	- 8.5%
Closed Sales	25	17	- 32.0%	71	66	- 7.0%
Median Sales Price*	\$620,000	\$650,000	+ 4.8%	\$600,000	\$600,000	0.0%
Inventory of Homes for Sale	40	33	- 17.5%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	33	31	- 6.1%	34	42	+ 23.5%
Percent of Original List Price Received*	102.0%	101.6%	- 0.4%	101.6%	100.1%	- 1.5%
New Listings	47	35	- 25.5%	112	96	- 14.3%

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

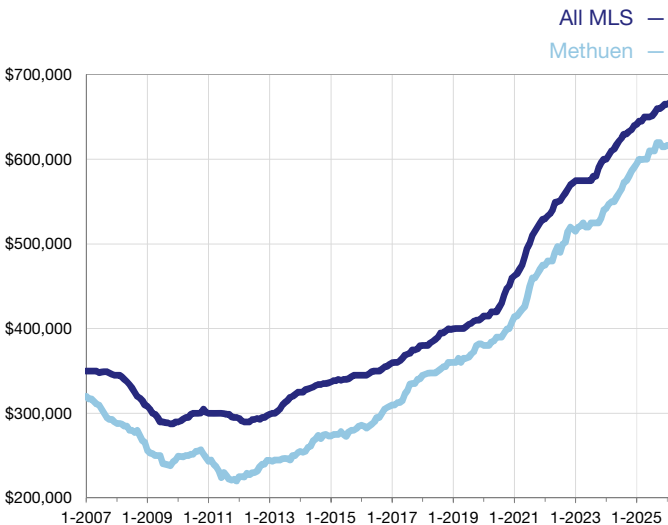
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	17	+ 30.8%	24	29	+ 20.8%
Closed Sales	9	3	- 66.7%	23	13	- 43.5%
Median Sales Price*	\$480,000	\$401,000	- 16.5%	\$450,000	\$401,000	- 10.9%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	29	67	+ 131.0%	32	52	+ 62.5%
Percent of Original List Price Received*	98.7%	102.4%	+ 3.7%	99.4%	98.8%	- 0.6%
New Listings	7	10	+ 42.9%	27	32	+ 18.5%

* 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

