

Methuen

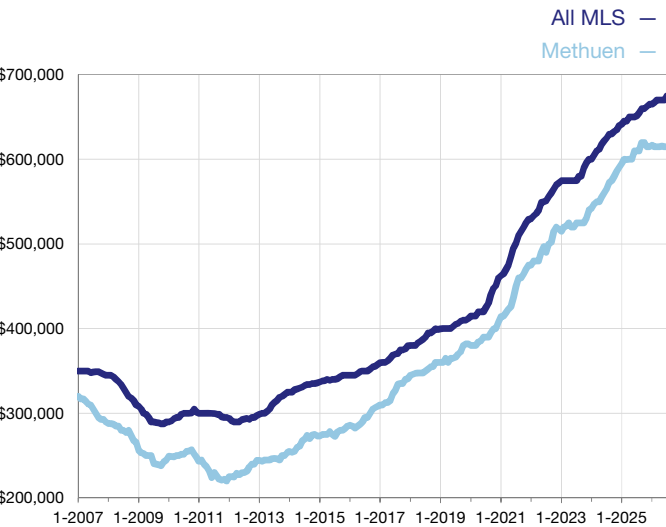
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	29	42	+ 44.8%	174	175	+ 0.6%
Closed Sales	36	30	- 16.7%	169	153	- 9.5%
Median Sales Price*	\$607,500	\$567,500	- 6.6%	\$617,150	\$615,000	- 0.3%
Inventory of Homes for Sale	43	36	- 16.3%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	19	37	+ 94.7%	27	34	+ 25.9%
Percent of Original List Price Received*	102.9%	98.3%	- 4.5%	102.4%	100.4%	- 2.0%
New Listings	30	36	+ 20.0%	211	213	+ 0.9%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	19	+ 58.3%	47	67	+ 42.6%
Closed Sales	7	15	+ 114.3%	44	51	+ 15.9%
Median Sales Price*	\$415,000	\$430,000	+ 3.6%	\$423,950	\$405,000	- 4.5%
Inventory of Homes for Sale	19	20	+ 5.3%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	26	36	+ 38.5%
Percent of Original List Price Received*	102.6%	100.5%	- 2.0%	99.8%	99.9%	+ 0.1%
New Listings	13	15	+ 15.4%	65	83	+ 27.7%

* 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

