

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

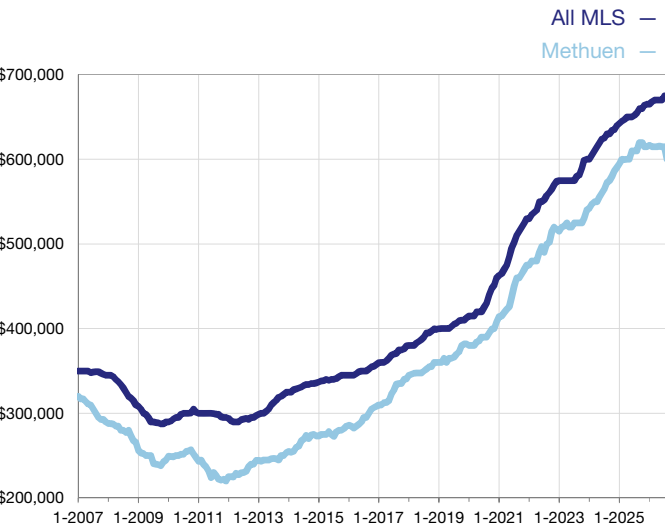
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	30	32	+ 6.7%	204	199	- 2.5%
Closed Sales	31	34	+ 9.7%	200	189	- 5.5%
Median Sales Price*	\$670,000	\$577,500	- 13.8%	\$620,000	\$600,000	- 3.2%
Inventory of Homes for Sale	39	51	+ 30.8%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	35	29	- 17.1%	28	33	+ 17.9%
Percent of Original List Price Received*	100.9%	102.0%	+ 1.1%	102.2%	100.7%	- 1.5%
New Listings	31	42	+ 35.5%	242	254	+ 5.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	14	+ 55.6%	56	78	+ 39.3%
Closed Sales	13	15	+ 15.4%	57	66	+ 15.8%
Median Sales Price*	\$485,000	\$480,000	- 1.0%	\$450,000	\$418,000	- 7.1%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	27	44	+ 63.0%	27	38	+ 40.7%
Percent of Original List Price Received*	100.4%	97.8%	- 2.6%	99.9%	99.4%	- 0.5%
New Listings	4	9	+ 125.0%	69	93	+ 34.8%

* 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

