

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Methuen

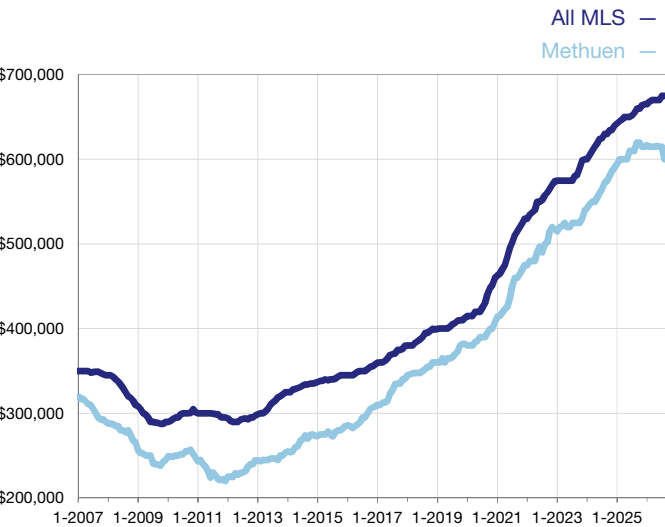
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	29	34	+ 17.2%	233	228	- 2.1%
Closed Sales	23	32	+ 39.1%	223	221	- 0.9%
Median Sales Price*	\$625,000	\$633,000	+ 1.3%	\$620,000	\$610,000	- 1.6%
Inventory of Homes for Sale	56	62	+ 10.7%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	34	35	+ 2.9%	29	33	+ 13.8%
Percent of Original List Price Received*	102.7%	99.9%	- 2.7%	102.2%	100.6%	- 1.6%
New Listings	48	46	- 4.2%	290	296	+ 2.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	14	+ 75.0%	64	88	+ 37.5%
Closed Sales	7	9	+ 28.6%	64	75	+ 17.2%
Median Sales Price*	\$387,500	\$407,000	+ 5.0%	\$423,950	\$416,000	- 1.9%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	50	32	- 36.0%	29	37	+ 27.6%
Percent of Original List Price Received*	97.0%	96.9%	- 0.1%	99.6%	99.1%	- 0.5%
New Listings	11	9	- 18.2%	80	102	+ 27.5%

* 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

