Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Methuen

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	30	**39**	+ 30.0%	263	**261**	- 0.8%
Closed Sales	24	**28**	+ 16.7%	247	**250**	+ 1.2%
Median Sales Price*	$612,500	**$605,000**	- 1.2%	$620,000	**$610,000**	- 1.6%
Inventory of Homes for Sale	53	**62**	+ 17.0%	--	--	--
Months Supply of Inventory	2.0	**2.4**	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	19	**34**	+ 78.9%	28	**33**	+ 17.9%
Percent of Original List Price Received*	102.5%	**97.8%**	- 4.6%	102.3%	**100.3%**	- 2.0%
New Listings	33	**43**	+ 30.3%	323	**336**	+ 4.0%

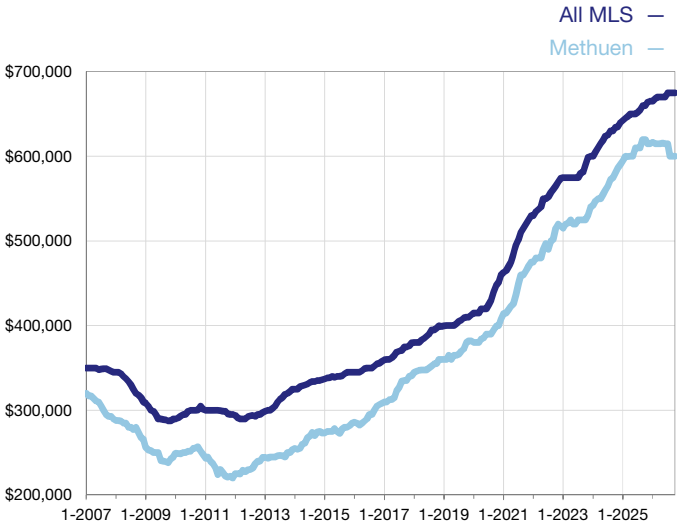
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

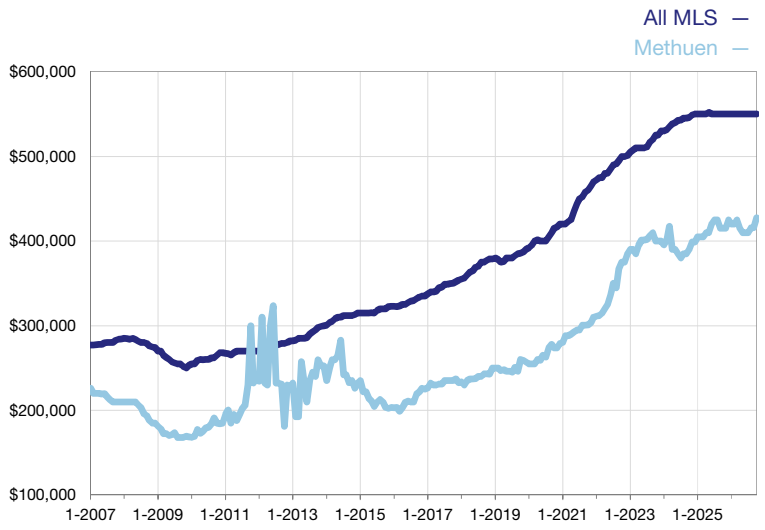
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**12**	+ 50.0%	72	**100**	+ 38.9%
Closed Sales	9	**12**	+ 33.3%	73	**88**	+ 20.5%
Median Sales Price*	$415,000	**$462,750**	+ 11.5%	$419,900	**$425,000**	+ 1.2%
Inventory of Homes for Sale	16	**13**	- 18.8%	--	--	--
Months Supply of Inventory	2.3	**1.4**	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	29	**43**	+ 48.3%	29	**38**	+ 31.0%
Percent of Original List Price Received*	100.3%	**96.9%**	- 3.4%	99.7%	**98.8%**	- 0.9%
New Listings	9	**10**	+ 11.1%	89	**112**	+ 25.8%

* 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



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