

Methuen 01844

ZIP code · MA · Massachusetts › Essex County › Methuen

BALANCED MARKET

\$605K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

483

SALES (12 MO)

\$588K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



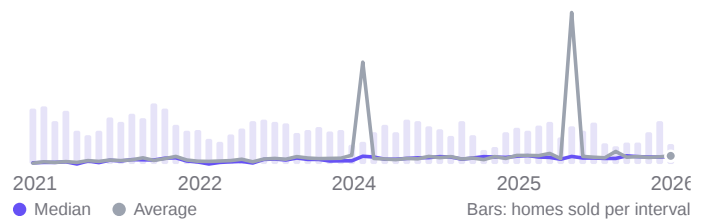
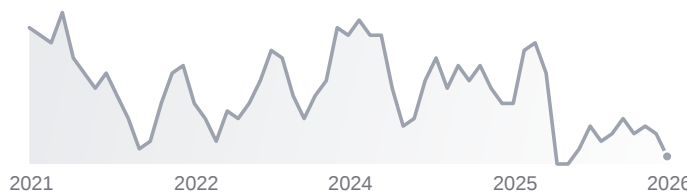
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$615K · Average \$630K

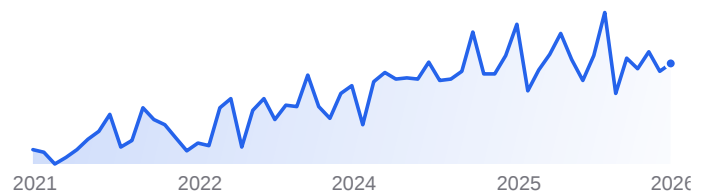
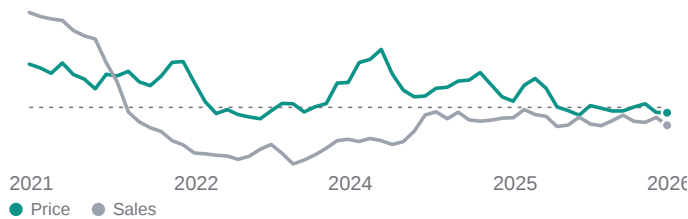


Growth (year over year)

Price -2.2% · Sales -7.5%

Price per square foot

\$332/ft²



Sale premium vs estimated value

+1.6%

Annual turnover (share of homes sold)

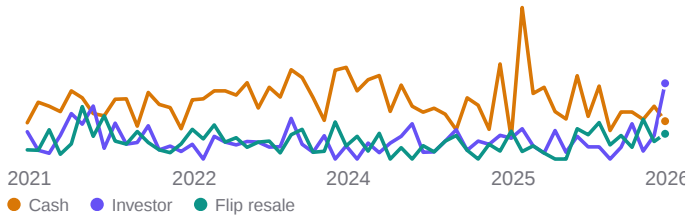
3.2%



BUYERS & OUTCOMES

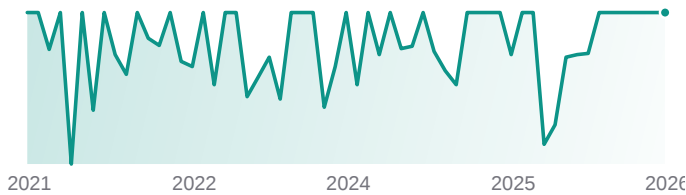
Buyer mix

Cash 11% · Investor 22% · Flip resale 7.4%



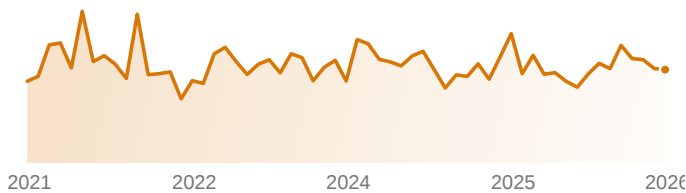
Sellers who sold at a gain

100%

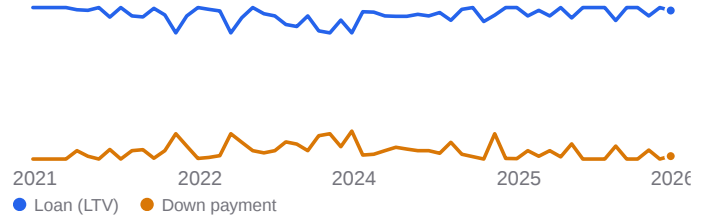


Median annualized return at resale

+5.7%

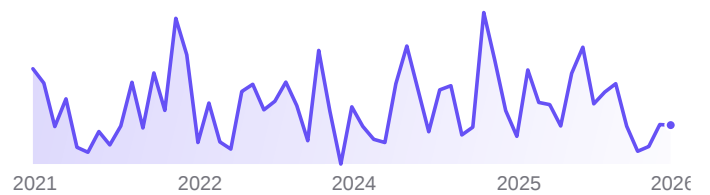


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



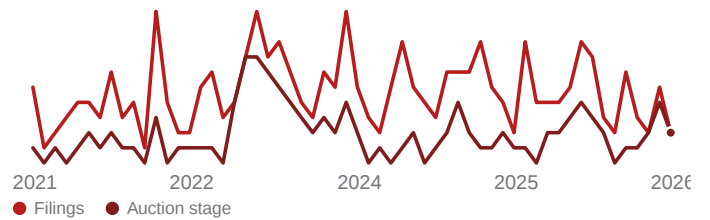
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,024
Median value (AVM)	\$588K
Median size	1,872 ft²
Median bedrooms	3
Median year built	1969
Single family	73%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.8%
Owner occupied	89%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	54,537
Density	2,372 / mi²
Median household income	\$92K
Average household income	\$115K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	94
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	8.4%
Unemployment	1.3%
Average temp	48°F
Annual precip	45 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.