

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	28	+ 55.6%	138	140	+ 1.4%
Closed Sales	31	26	- 16.1%	125	111	- 11.2%
Median Sales Price*	\$620,000	\$710,950	+ 14.7%	\$616,000	\$688,000	+ 11.7%
Inventory of Homes for Sale	49	21	- 57.1%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	37	31	- 16.2%	59	48	- 18.6%
Percent of Original List Price Received*	97.3%	100.7%	+ 3.5%	97.3%	99.2%	+ 2.0%
New Listings	22	25	+ 13.6%	180	155	- 13.9%

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

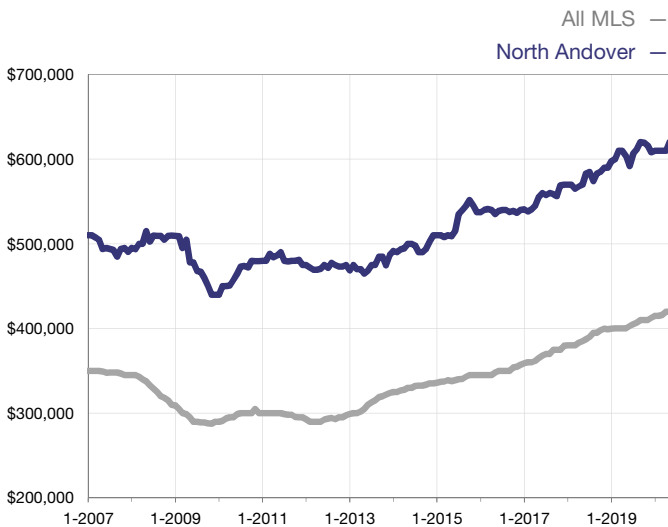
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	8	- 55.6%	119	71	- 40.3%
Closed Sales	23	16	- 30.4%	107	70	- 34.6%
Median Sales Price*	\$265,000	\$252,500	- 4.7%	\$275,000	\$302,450	+ 10.0%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	38	29	- 23.7%	44	31	- 29.5%
Percent of Original List Price Received*	98.4%	99.7%	+ 1.3%	98.8%	99.3%	+ 0.5%
New Listings	12	9	- 25.0%	121	78	- 35.5%

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

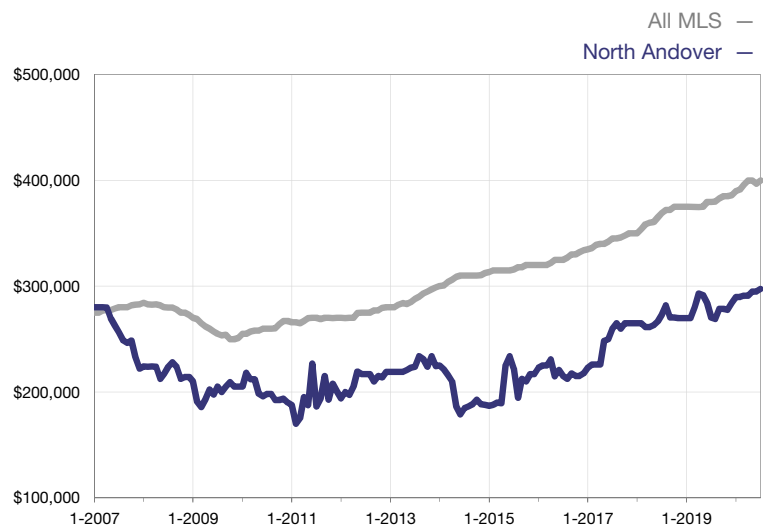
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.