Local Market Update – October 2020

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

North Andover

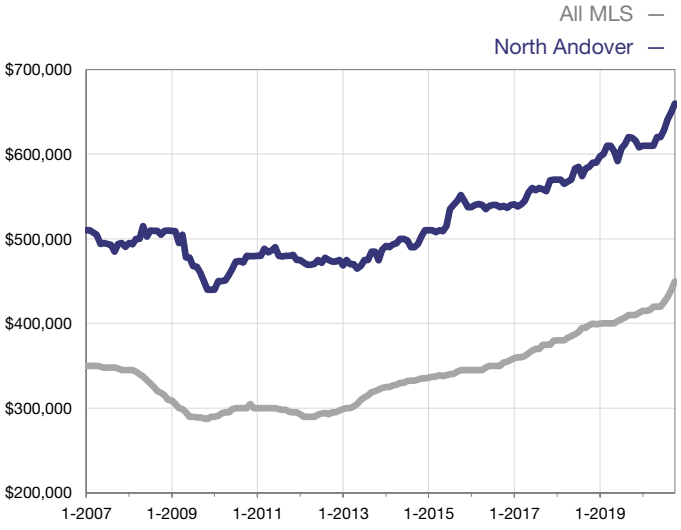
Single-Family Properties	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	26	**38**	+ 46.2%	205	**225**	+ 9.8%
Closed Sales	18	**18**	0.0%	182	**189**	+ 3.8%
Median Sales Price*	$605,000	**$672,500**	+ 11.2%	$619,500	**$698,000**	+ 12.7%
Inventory of Homes for Sale	49	**27**	- 44.9%	--	--	--
Months Supply of Inventory	2.6	**1.4**	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	65	**16**	- 75.4%	57	**38**	- 33.3%
Percent of Original List Price Received*	96.2%	**105.5%**	+ 9.7%	97.6%	**100.5%**	+ 3.0%
New Listings	28	**34**	+ 21.4%	268	**252**	- 6.0%

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

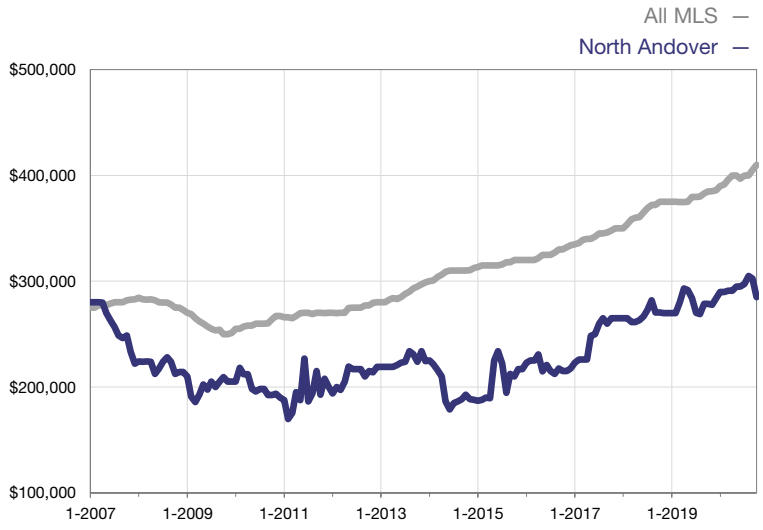
Condominium Properties	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	17	**22**	+ 29.4%	158	**123**	- 22.2%
Closed Sales	15	**18**	+ 20.0%	150	**106**	- 29.3%
Median Sales Price*	$322,000	**$262,500**	- 18.5%	$284,500	**$285,250**	+ 0.3%
Inventory of Homes for Sale	15	**6**	- 60.0%	--	--	--
Months Supply of Inventory	1.1	**0.6**	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	15	**29**	+ 93.3%	38	**29**	- 23.7%
Percent of Original List Price Received*	101.0%	**100.7%**	- 0.3%	99.1%	**99.9%**	+ 0.8%
New Listings	16	**17**	+ 6.3%	170	**129**	- 24.1%

* 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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