Local Market Update – January 2021

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

Andover

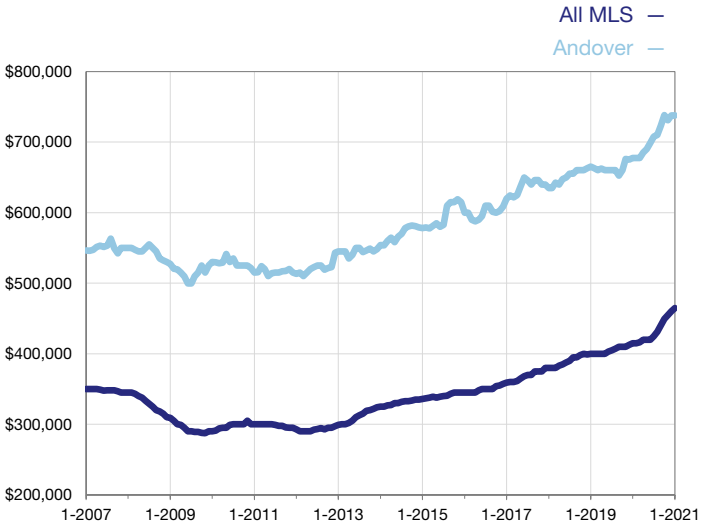
Single-Family Properties	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	18	**9**	- 50.0%	18	**9**	- 50.0%
Closed Sales	21	**23**	+ 9.5%	21	**23**	+ 9.5%
Median Sales Price*	$692,000	**$718,200**	+ 3.8%	$692,000	**$718,200**	+ 3.8%
Inventory of Homes for Sale	37	**17**	- 54.1%	--	--	--
Months Supply of Inventory	1.1	**0.5**	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	71	**39**	- 45.1%	71	**39**	- 45.1%
Percent of Original List Price Received*	96.1%	**99.8%**	+ 3.9%	96.1%	**99.8%**	+ 3.9%
New Listings	20	**14**	- 30.0%	20	**14**	- 30.0%

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

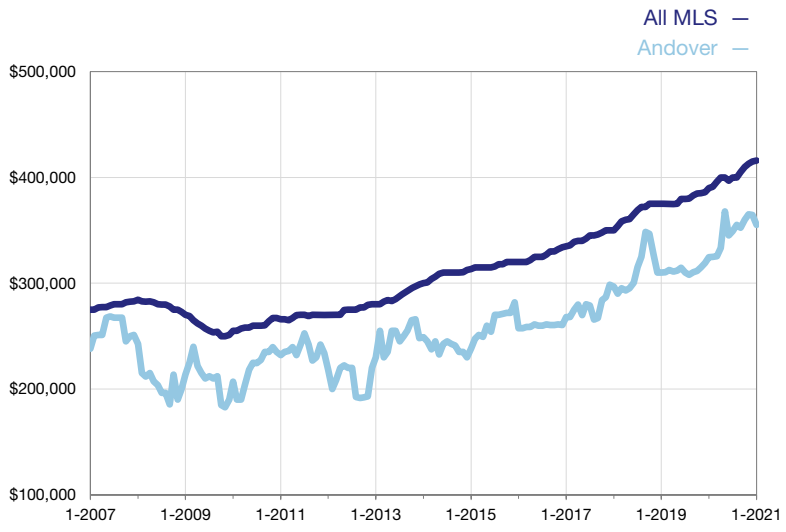
Condominium Properties	January			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	9	**13**	+ 44.4%	9	**13**	+ 44.4%
Closed Sales	9	**8**	- 11.1%	9	**8**	- 11.1%
Median Sales Price*	$479,000	**$232,500**	- 51.5%	$479,000	**$232,500**	- 51.5%
Inventory of Homes for Sale	27	**10**	- 63.0%	--	--	--
Months Supply of Inventory	2.2	**0.8**	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	87	**37**	- 57.5%	87	**37**	- 57.5%
Percent of Original List Price Received*	96.5%	**97.9%**	+ 1.5%	96.5%	**97.9%**	+ 1.5%
New Listings	15	**14**	- 6.7%	15	**14**	- 6.7%

* 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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