Local Market Update – June 2021

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

Andover

Single-Family Properties	June			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	54	**50**	- 7.4%	183	**196**	+ 7.1%
Closed Sales	41	**46**	+ 12.2%	139	**159**	+ 14.4%
Median Sales Price*	$753,000	**$905,572**	+ 20.3%	$724,900	**$840,000**	+ 15.9%
Inventory of Homes for Sale	51	**22**	- 56.9%	--	--	--
Months Supply of Inventory	1.6	**0.6**	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	38	**13**	- 65.8%	50	**28**	- 44.0%
Percent of Original List Price Received*	98.1%	**110.6%**	+ 12.7%	97.8%	**106.8%**	+ 9.2%
New Listings	49	**45**	- 8.2%	239	**216**	- 9.6%

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

Condominium Properties	June			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	16	**18**	+ 12.5%	69	**86**	+ 24.6%
Closed Sales	18	**36**	+ 100.0%	63	**77**	+ 22.2%
Median Sales Price*	$344,950	**$440,606**	+ 27.7%	$378,000	**$380,000**	+ 0.5%
Inventory of Homes for Sale	22	**15**	- 31.8%	--	--	--
Months Supply of Inventory	1.8	**1.1**	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	82	**28**	- 65.9%	68	**33**	- 51.5%
Percent of Original List Price Received*	99.8%	**101.0%**	+ 1.2%	98.3%	**100.9%**	+ 2.6%
New Listings	17	**21**	+ 23.5%	89	**101**	+ 13.5%

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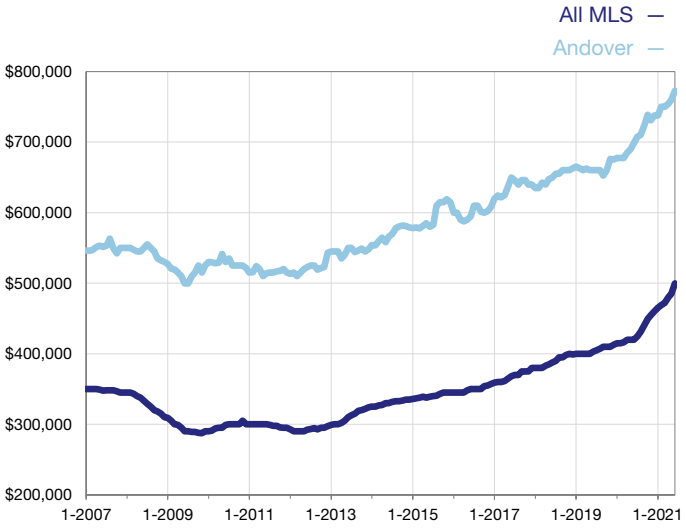
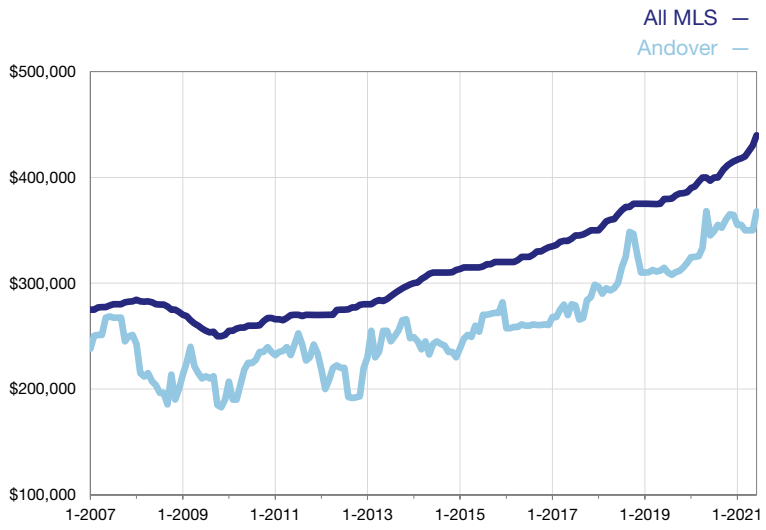
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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