

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Andover

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	33	32	- 3.0%	105	87	- 17.1%
Closed Sales	30	19	- 36.7%	79	62	- 21.5%
Median Sales Price*	\$829,500	\$1,000,000	+ 20.6%	\$807,000	\$828,000	+ 2.6%
Inventory of Homes for Sale	37	25	- 32.4%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	34	21	- 38.2%	34	22	- 35.3%
Percent of Original List Price Received*	107.2%	113.9%	+ 6.3%	104.2%	109.8%	+ 5.4%
New Listings	53	40	- 24.5%	134	101	- 24.6%

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

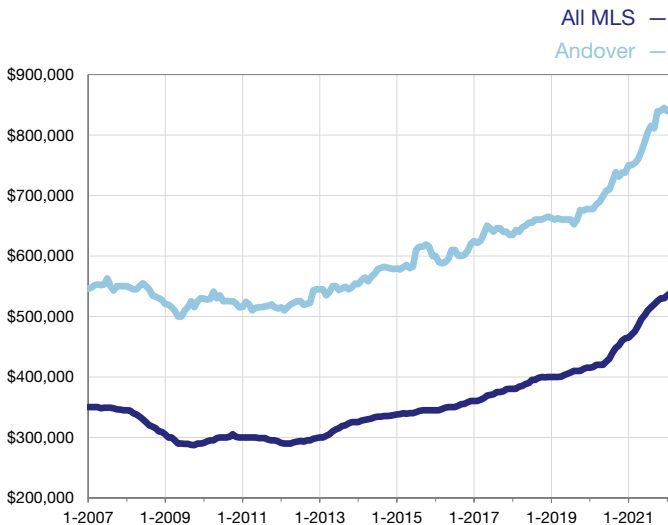
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	7	- 61.1%	56	28	- 50.0%
Closed Sales	11	5	- 54.5%	30	27	- 10.0%
Median Sales Price*	\$353,000	\$375,000	+ 6.2%	\$335,000	\$422,000	+ 26.0%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	39	20	- 48.7%
Percent of Original List Price Received*	102.9%	101.0%	- 1.8%	100.0%	103.6%	+ 3.6%
New Listings	17	10	- 41.2%	66	35	- 47.0%

* 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

