

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Andover

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	49	37	- 24.5%	194	181	- 6.7%
Closed Sales	47	57	+ 21.3%	160	146	- 8.8%
Median Sales Price*	\$901,143	\$1,051,000	+ 16.6%	\$840,000	\$990,000	+ 17.9%
Inventory of Homes for Sale	28	38	+ 35.7%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	14	26	+ 85.7%	28	26	- 7.1%
Percent of Original List Price Received*	110.4%	111.3%	+ 0.8%	106.7%	110.3%	+ 3.4%
New Listings	46	54	+ 17.4%	217	218	+ 0.5%

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

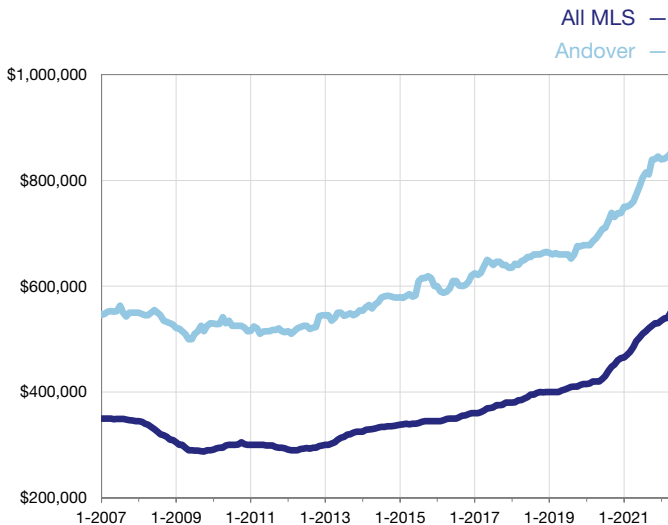
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	11	- 31.3%	83	48	- 42.2%
Closed Sales	38	21	- 44.7%	79	57	- 27.8%
Median Sales Price*	\$471,855	\$515,475	+ 9.2%	\$384,333	\$504,320	+ 31.2%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	33	21	- 36.4%
Percent of Original List Price Received*	101.2%	102.8%	+ 1.6%	100.9%	103.1%	+ 2.2%
New Listings	20	17	- 15.0%	100	62	- 38.0%

* 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

