

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Andover

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	11	- 42.1%	344	297	- 13.7%
Closed Sales	25	13	- 48.0%	351	307	- 12.5%
Median Sales Price*	\$711,000	\$780,000	+ 9.7%	\$840,000	\$927,000	+ 10.4%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	25	28	+ 12.0%	28	24	- 14.3%
Percent of Original List Price Received*	103.9%	98.5%	- 5.2%	105.5%	106.4%	+ 0.9%
New Listings	15	4	- 73.3%	383	333	- 13.1%

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

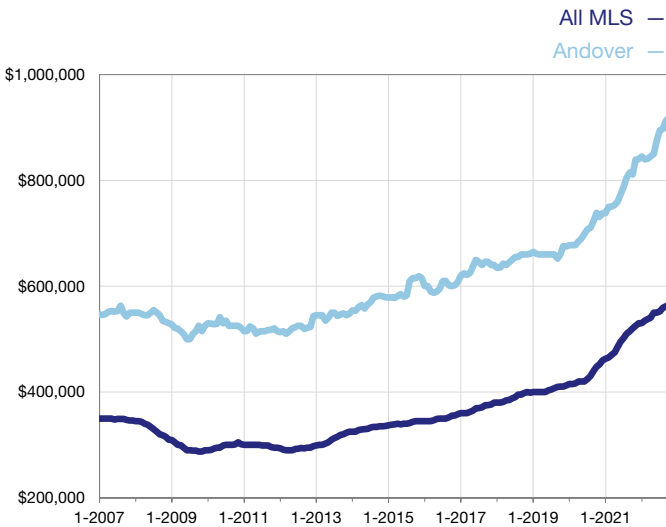
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	5	- 37.5%	145	86	- 40.7%
Closed Sales	9	5	- 44.4%	142	109	- 23.2%
Median Sales Price*	\$490,000	\$548,000	+ 11.8%	\$392,220	\$445,000	+ 13.5%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	88	+ 193.3%	31	28	- 9.7%
Percent of Original List Price Received*	104.6%	94.1%	- 10.0%	101.1%	101.7%	+ 0.6%
New Listings	8	3	- 62.5%	172	107	- 37.8%

* 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

