

# Local Market Update – December 2022

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## North Andover

### Single-Family Properties

| Key Metrics                              | December  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| Pending Sales                            | 8         | 4                | - 50.0% | 279          | 221              | - 20.8% |
| Closed Sales                             | 21        | 10               | - 52.4% | 284          | 221              | - 22.2% |
| Median Sales Price*                      | \$750,000 | <b>\$707,500</b> | - 5.7%  | \$754,450    | <b>\$895,000</b> | + 18.6% |
| Inventory of Homes for Sale              | 7         | 6                | - 14.3% | --           | --               | --      |
| Months Supply of Inventory               | 0.3       | <b>0.3</b>       | 0.0%    | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 23        | <b>21</b>        | - 8.7%  | 27           | <b>23</b>        | - 14.8% |
| Percent of Original List Price Received* | 104.8%    | <b>103.9%</b>    | - 0.9%  | 105.9%       | <b>104.9%</b>    | - 0.9%  |
| New Listings                             | 6         | 2                | - 66.7% | 307          | 264              | - 14.0% |

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

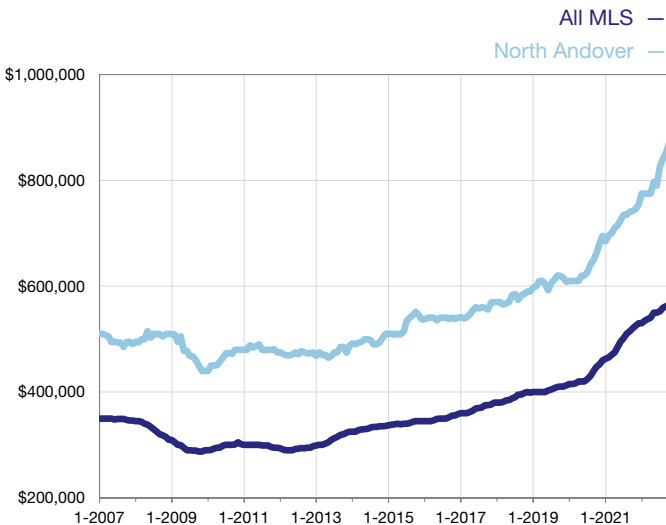
### Condominium Properties

| Key Metrics                              | December  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| Pending Sales                            | 7         | 3                | - 57.1%  | 162          | 135              | - 16.7% |
| Closed Sales                             | 13        | 5                | - 61.5%  | 166          | 138              | - 16.9% |
| Median Sales Price*                      | \$308,000 | <b>\$286,000</b> | - 7.1%   | \$334,000    | <b>\$357,500</b> | + 7.0%  |
| Inventory of Homes for Sale              | 3         | 5                | + 66.7%  | --           | --               | --      |
| Months Supply of Inventory               | 0.2       | <b>0.4</b>       | + 100.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 27        | <b>32</b>        | + 18.5%  | 21           | <b>19</b>        | - 9.5%  |
| Percent of Original List Price Received* | 103.4%    | <b>99.8%</b>     | - 3.5%   | 102.7%       | <b>104.2%</b>    | + 1.5%  |
| New Listings                             | 4         | 3                | - 25.0%  | 179          | 157              | - 12.3% |

\* 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

