

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Andover

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	17	14	- 17.6%	17	14	- 17.6%
Median Sales Price*	\$676,500	<b>\$840,950</b>	+ 24.3%	\$676,500	<b>\$840,950</b>	+ 24.3%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	19	56	+ 194.7%	19	56	+ 194.7%
Percent of Original List Price Received*	106.3%	95.2%	- 10.4%	106.3%	95.2%	- 10.4%
New Listings	7	9	+ 28.6%	7	9	+ 28.6%

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

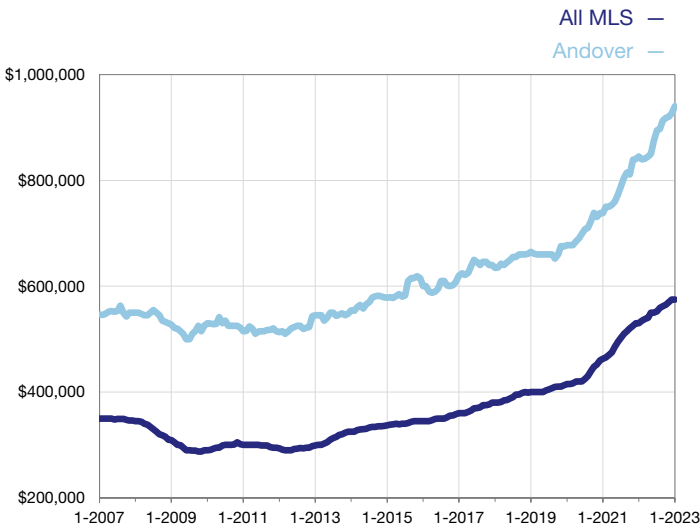
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	10	8	- 20.0%	10	8	- 20.0%
Median Sales Price*	\$410,500	<b>\$414,655</b>	+ 1.0%	\$410,500	<b>\$414,655</b>	+ 1.0%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	21	118	+ 461.9%	21	118	+ 461.9%
Percent of Original List Price Received*	104.6%	100.1%	- 4.3%	104.6%	100.1%	- 4.3%
New Listings	8	8	0.0%	8	8	0.0%

\* 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

