

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	5	8	+ 60.0%	5	8	+ 60.0%
Median Sales Price*	\$1,037,000	\$701,200	- 32.4%	\$1,037,000	\$701,200	- 32.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	21	31	+ 47.6%	21	31	+ 47.6%
Percent of Original List Price Received*	107.3%	100.1%	- 6.7%	107.3%	100.1%	- 6.7%
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.

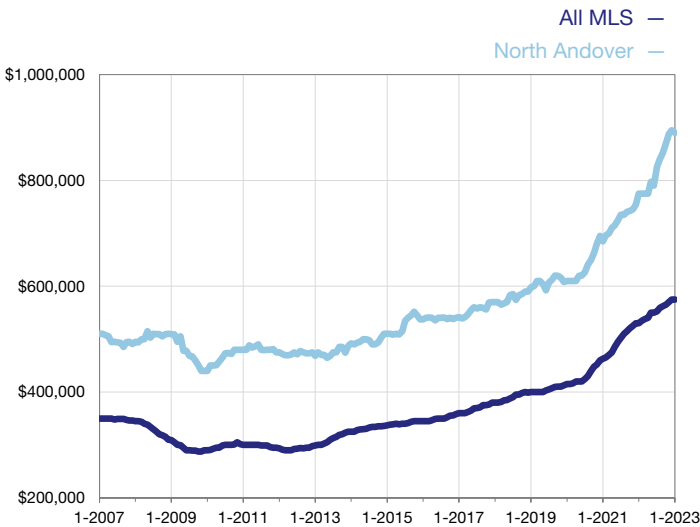
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	17	+ 41.7%	12	17	+ 41.7%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$335,000	\$416,000	+ 24.2%	\$335,000	\$416,000	+ 24.2%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	38	62	+ 63.2%	38	62	+ 63.2%
Percent of Original List Price Received*	99.1%	99.4%	+ 0.3%	99.1%	99.4%	+ 0.3%
New Listings	15	16	+ 6.7%	15	16	+ 6.7%

* 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

