

Local Market Update – June 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Andover

Single-Family Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	43	46	+ 7.0%	211	202	- 4.3%
Closed Sales	58	49	- 15.5%	175	155	- 11.4%
Median Sales Price*	\$662,500	\$718,000	+ 8.4%	\$650,000	\$669,500	+ 3.0%
Inventory of Homes for Sale	88	80	- 9.1%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	45	47	+ 4.4%	65	55	- 15.4%
Percent of Original List Price Received*	100.5%	99.2%	- 1.3%	98.7%	98.5%	- 0.2%
New Listings	56	66	+ 17.9%	290	282	- 2.8%

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

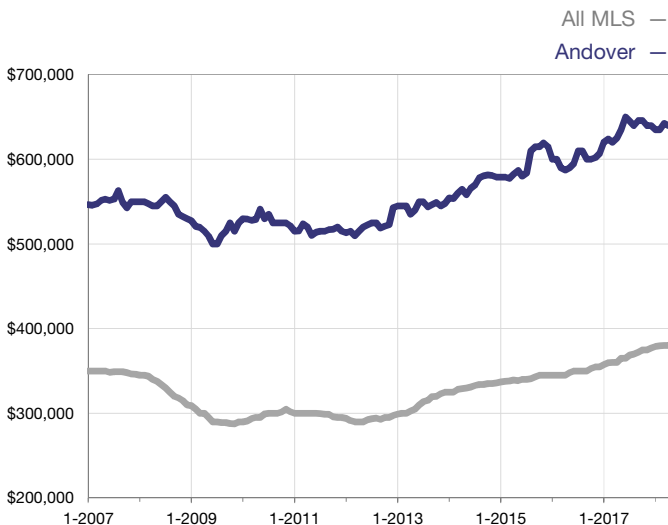
Condominium Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	14	13	- 7.1%	72	88	+ 22.2%
Closed Sales	23	19	- 17.4%	68	78	+ 14.7%
Median Sales Price*	\$330,000	\$425,900	+ 29.1%	\$288,000	\$310,000	+ 7.6%
Inventory of Homes for Sale	28	24	- 14.3%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	53	65	+ 22.6%	62	55	- 11.3%
Percent of Original List Price Received*	99.7%	99.9%	+ 0.2%	98.1%	100.6%	+ 2.5%
New Listings	15	13	- 13.3%	93	102	+ 9.7%

* 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



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