

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Andover

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	23	43	+ 87.0%	215	282	+ 31.2%
Closed Sales	51	63	+ 23.5%	206	225	+ 9.2%
Median Sales Price*	\$679,900	\$680,000	+ 0.0%	\$669,750	\$660,000	- 1.5%
Inventory of Homes for Sale	96	91	- 5.2%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--
Cumulative Days on Market Until Sale	27	40	+ 48.1%	48	53	+ 10.4%
Percent of Original List Price Received*	99.3%	99.1%	- 0.2%	98.7%	97.8%	- 0.9%
New Listings	39	38	- 2.6%	321	390	+ 21.5%

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

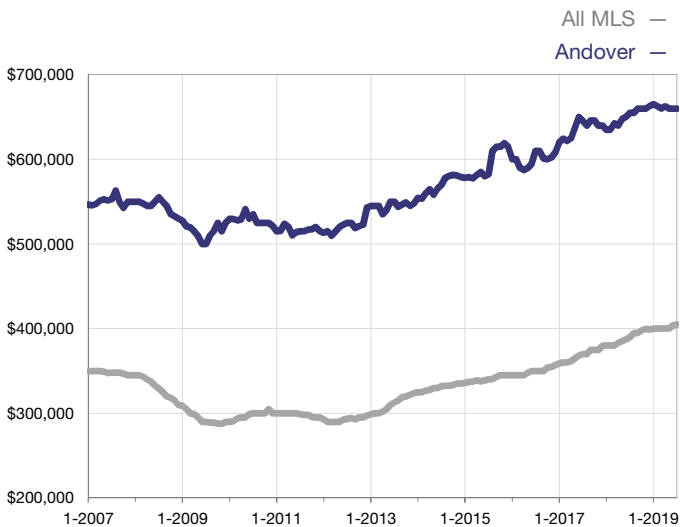
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	13	0.0%	99	78	- 21.2%
Closed Sales	16	11	- 31.3%	94	70	- 25.5%
Median Sales Price*	\$632,400	\$235,000	- 62.8%	\$324,000	\$319,500	- 1.4%
Inventory of Homes for Sale	23	35	+ 52.2%	--	--	--
Months Supply of Inventory	1.7	3.3	+ 94.1%	--	--	--
Cumulative Days on Market Until Sale	56	93	+ 66.1%	55	60	+ 9.1%
Percent of Original List Price Received*	99.4%	100.5%	+ 1.1%	100.4%	98.7%	- 1.7%
New Listings	12	10	- 16.7%	114	105	- 7.9%

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

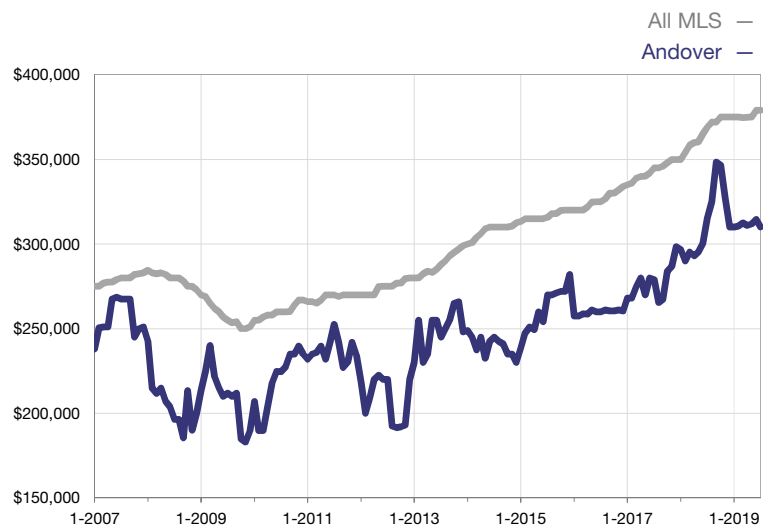
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.