

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Andover

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	20	22	+ 10.0%	155	143	- 7.7%
Closed Sales	26	31	+ 19.2%	139	125	- 10.1%
Median Sales Price*	\$616,450	<b>\$620,000</b>	+ 0.6%	\$600,000	<b>\$616,000</b>	+ 2.7%
Inventory of Homes for Sale	64	41	- 35.9%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	41	37	- 9.8%	56	59	+ 5.4%
Percent of Original List Price Received*	100.3%	97.3%	- 3.0%	98.2%	97.3%	- 0.9%
New Listings	31	22	- 29.0%	215	181	- 15.8%

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

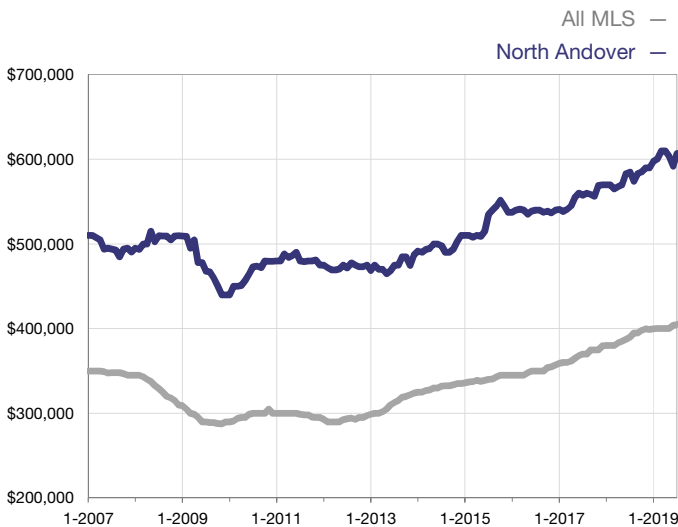
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	18	18	0.0%	114	118	+ 3.5%
Closed Sales	17	23	+ 35.3%	108	107	- 0.9%
Median Sales Price*	\$327,000	<b>\$265,000</b>	- 19.0%	\$281,450	<b>\$275,000</b>	- 2.3%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	28	38	+ 35.7%	39	44	+ 12.8%
Percent of Original List Price Received*	98.4%	98.4%	0.0%	99.2%	98.8%	- 0.4%
New Listings	20	12	- 40.0%	128	120	- 6.3%

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

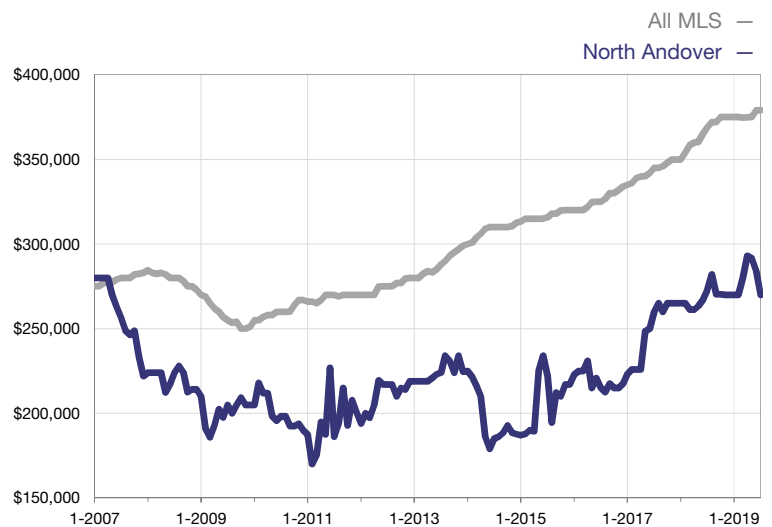
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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