

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	24	+ 84.6%	218	247	+ 13.3%
Closed Sales	22	25	+ 13.6%	204	215	+ 5.4%
Median Sales Price*	\$588,750	\$710,000	+ 20.6%	\$610,000	\$700,000	+ 14.8%
Inventory of Homes for Sale	36	17	- 52.8%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	46	19	- 58.7%	56	36	- 35.7%
Percent of Original List Price Received*	98.4%	104.6%	+ 6.3%	97.7%	101.0%	+ 3.4%
New Listings	11	17	+ 54.5%	279	268	- 3.9%

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

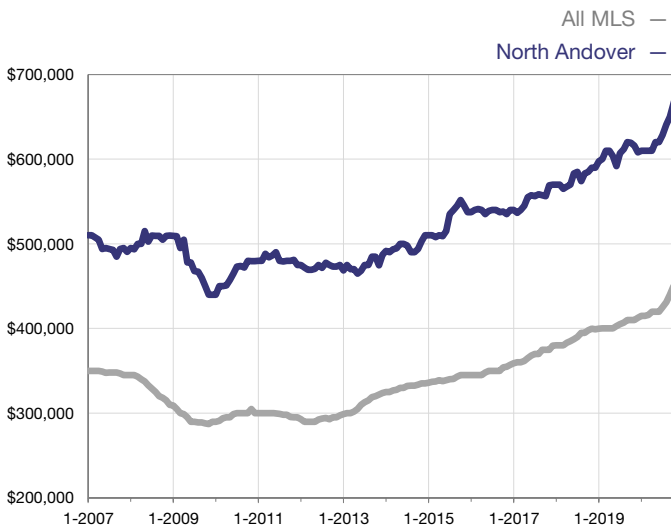
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	7	10	+ 42.9%	165	133	- 19.4%
Closed Sales	10	16	+ 60.0%	160	122	- 23.8%
Median Sales Price*	\$244,750	\$317,000	+ 29.5%	\$282,000	\$288,250	+ 2.2%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	33	19	- 42.4%	38	28	- 26.3%
Percent of Original List Price Received*	100.0%	101.0%	+ 1.0%	99.1%	100.0%	+ 0.9%
New Listings	8	10	+ 25.0%	178	140	- 21.3%

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

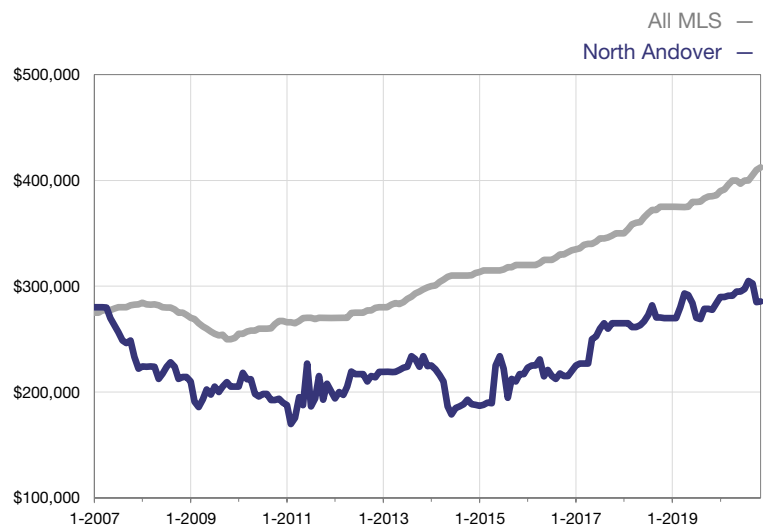
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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.