

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Andover

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	35	+ 52.2%	88	110	+ 25.0%
Closed Sales	17	30	+ 76.5%	68	79	+ 16.2%
Median Sales Price*	\$750,000	\$829,500	+ 10.6%	\$668,000	\$807,000	+ 20.8%
Inventory of Homes for Sale	46	29	- 37.0%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	35	34	- 2.9%	60	34	- 43.3%
Percent of Original List Price Received*	99.9%	107.2%	+ 7.3%	97.8%	104.2%	+ 6.5%
New Listings	32	53	+ 65.6%	125	134	+ 7.2%

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

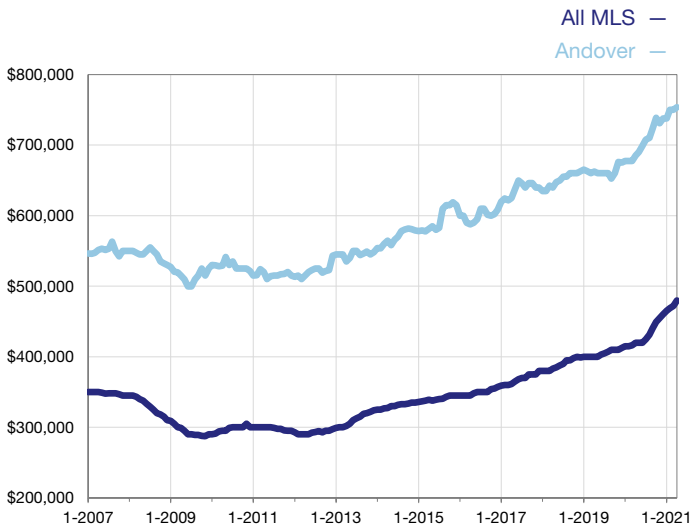
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	19	+ 375.0%	33	59	+ 78.8%
Closed Sales	13	11	- 15.4%	38	30	- 21.1%
Median Sales Price*	\$365,285	\$353,000	- 3.4%	\$434,400	\$335,000	- 22.9%
Inventory of Homes for Sale	30	10	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	54	21	- 61.1%	68	39	- 42.6%
Percent of Original List Price Received*	98.1%	102.9%	+ 4.9%	97.7%	100.0%	+ 2.4%
New Listings	11	17	+ 54.5%	53	66	+ 24.5%

* 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

