

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	29	+ 81.3%	61	83	+ 36.1%
Closed Sales	17	18	+ 5.9%	52	54	+ 3.8%
Median Sales Price*	\$610,000	\$753,000	+ 23.4%	\$625,000	\$747,500	+ 19.6%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	34	40	+ 17.6%	63	41	- 34.9%
Percent of Original List Price Received*	99.9%	102.8%	+ 2.9%	97.5%	103.2%	+ 5.8%
New Listings	12	40	+ 233.3%	72	94	+ 30.6%

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

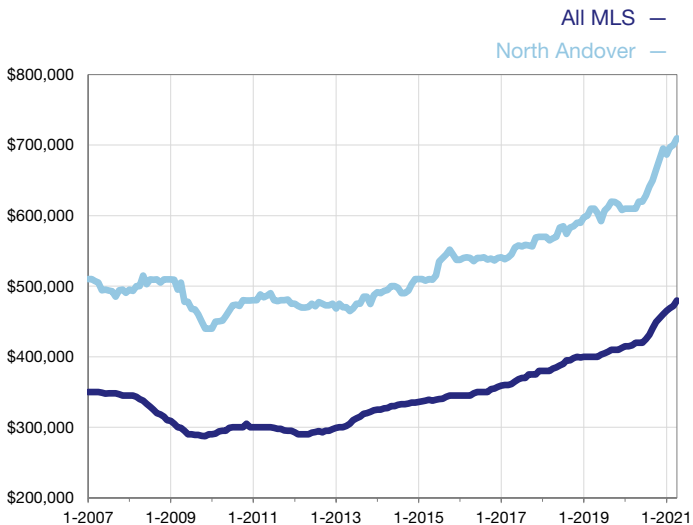
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	20	+ 233.3%	36	48	+ 33.3%
Closed Sales	6	11	+ 83.3%	34	35	+ 2.9%
Median Sales Price*	\$309,950	\$333,000	+ 7.4%	\$307,500	\$330,000	+ 7.3%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	37	26	- 29.7%	37	19	- 48.6%
Percent of Original List Price Received*	99.5%	101.8%	+ 2.3%	98.6%	102.2%	+ 3.7%
New Listings	7	31	+ 342.9%	41	60	+ 46.3%

* 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

