

# Local Market Update – May 2021

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## North Andover

### Single-Family Properties

| Key Metrics                              | May       |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -   | 2020         | 2021             | + / -   |
| Pending Sales                            | 23        | 33               | + 43.5% | 84           | 116              | + 38.1% |
| Closed Sales                             | 12        | 22               | + 83.3% | 64           | 76               | + 18.8% |
| Median Sales Price*                      | \$700,500 | <b>\$787,500</b> | + 12.4% | \$650,500    | <b>\$752,450</b> | + 15.7% |
| Inventory of Homes for Sale              | 27        | 13               | - 51.9% | --           | --               | --      |
| Months Supply of Inventory               | 1.5       | 0.6              | - 60.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 35        | 23               | - 34.3% | 58           | 36               | - 37.9% |
| Percent of Original List Price Received* | 100.4%    | <b>110.3%</b>    | + 9.9%  | 98.1%        | <b>105.3%</b>    | + 7.3%  |
| New Listings                             | 27        | 31               | + 14.8% | 99           | 125              | + 26.3% |

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

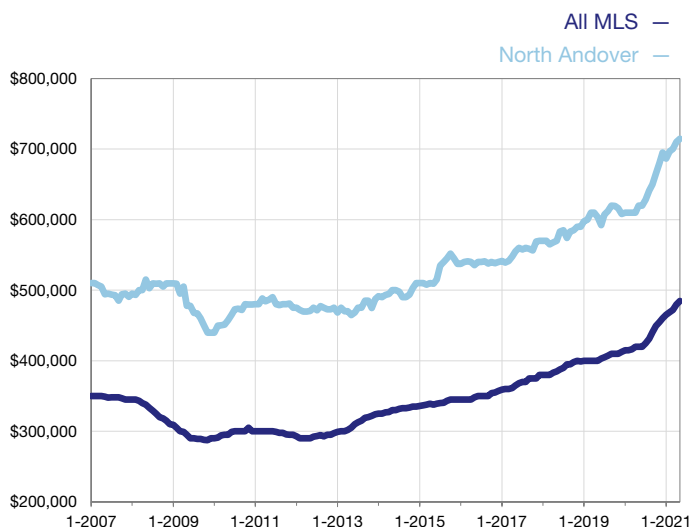
### Condominium Properties

| Key Metrics                              | May       |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -    | 2020         | 2021             | + / -   |
| Pending Sales                            | 8         | 23               | + 187.5% | 44           | 71               | + 61.4% |
| Closed Sales                             | 8         | 13               | + 62.5%  | 42           | 48               | + 14.3% |
| Median Sales Price*                      | \$322,500 | <b>\$325,000</b> | + 0.8%   | \$315,000    | <b>\$327,500</b> | + 4.0%  |
| Inventory of Homes for Sale              | 16        | 6                | - 62.5%  | --           | --               | --      |
| Months Supply of Inventory               | 1.3       | 0.5              | - 61.5%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 30        | 14               | - 53.3%  | 35           | 18               | - 48.6% |
| Percent of Original List Price Received* | 98.1%     | <b>103.8%</b>    | + 5.8%   | 98.5%        | <b>102.6%</b>    | + 4.2%  |
| New Listings                             | 16        | 18               | + 12.5%  | 57           | 78               | + 36.8% |

\* 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

