

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Andover

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	16	- 23.8%	325	290	- 10.8%
Closed Sales	26	21	- 19.2%	326	294	- 9.8%
Median Sales Price*	\$855,050	<b>\$860,000</b>	+ 0.6%	\$845,000	<b>\$947,000</b>	+ 12.1%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	28	24	- 14.3%
Percent of Original List Price Received*	106.9%	<b>102.4%</b>	- 4.2%	105.7%	<b>106.7%</b>	+ 0.9%
New Listings	22	8	- 63.6%	368	330	- 10.3%

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

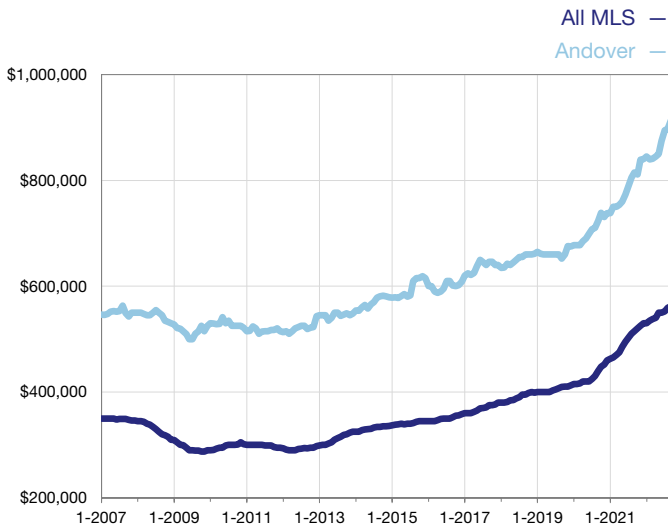
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	9	- 10.0%	137	82	- 40.1%
Closed Sales	8	4	- 50.0%	133	103	- 22.6%
Median Sales Price*	\$291,201	<b>\$342,500</b>	+ 17.6%	\$390,500	<b>\$445,000</b>	+ 14.0%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	31	25	- 19.4%
Percent of Original List Price Received*	100.3%	<b>99.5%</b>	- 0.8%	100.9%	<b>102.1%</b>	+ 1.2%
New Listings	8	7	- 12.5%	164	104	- 36.6%

\* 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

