

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Andover

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	14	- 17.6%	271	217	- 19.9%
Closed Sales	29	20	- 31.0%	263	211	- 19.8%
Median Sales Price*	\$713,000	<b>\$900,000</b>	+ 26.2%	\$755,000	<b>\$900,000</b>	+ 19.2%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	0.6	<b>0.6</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	<b>39</b>	+ 39.3%	28	<b>24</b>	- 14.3%
Percent of Original List Price Received*	105.4%	<b>99.6%</b>	- 5.5%	106.0%	<b>105.0%</b>	- 0.9%
New Listings	13	12	- 7.7%	301	<b>262</b>	- 13.0%

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

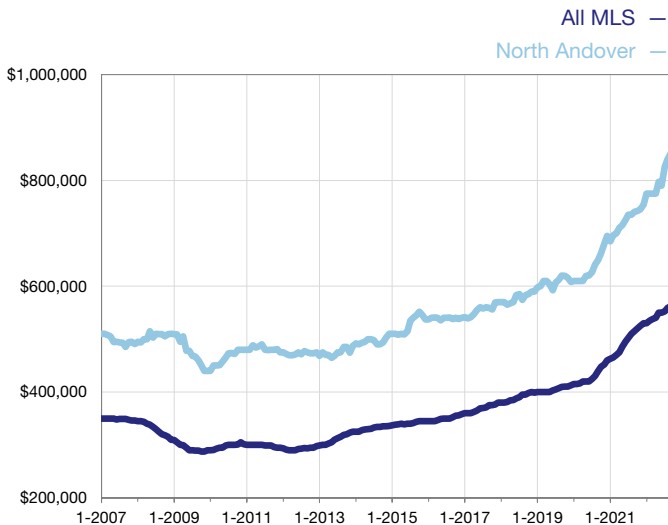
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	8	- 33.3%	155	133	- 14.2%
Closed Sales	13	11	- 15.4%	153	133	- 13.1%
Median Sales Price*	\$400,000	<b>\$355,000</b>	- 11.3%	\$340,000	<b>\$361,888</b>	+ 6.4%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	0.6	<b>0.9</b>	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	40	<b>20</b>	- 50.0%	20	<b>18</b>	- 10.0%
Percent of Original List Price Received*	99.6%	<b>102.2%</b>	+ 2.6%	102.6%	<b>104.4%</b>	+ 1.8%
New Listings	7	8	+ 14.3%	175	<b>154</b>	- 12.0%

\* 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

