

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Andover

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	15	0.0%	31	26	- 16.1%
Closed Sales	13	9	- 30.8%	26	20	- 23.1%
Median Sales Price*	\$975,000	<b>\$925,500</b>	- 5.1%	\$941,000	<b>\$769,950</b>	- 18.2%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	36	+ 89.5%	23	37	+ 60.9%
Percent of Original List Price Received*	108.1%	<b>101.5%</b>	- 6.1%	108.0%	<b>101.0%</b>	- 6.5%
New Listings	32	21	- 34.4%	54	38	- 29.6%

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

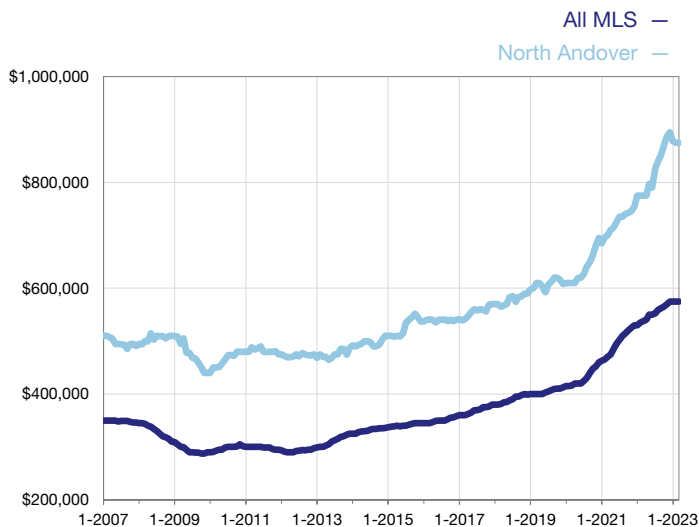
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	33	32	- 3.0%
Closed Sales	10	10	0.0%	28	29	+ 3.6%
Median Sales Price*	\$307,500	<b>\$475,000</b>	+ 54.5%	\$302,500	<b>\$415,000</b>	+ 37.2%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	19	29	+ 52.6%	19	32	+ 68.4%
Percent of Original List Price Received*	108.8%	<b>102.6%</b>	- 5.7%	104.9%	<b>102.0%</b>	- 2.8%
New Listings	18	9	- 50.0%	46	32	- 30.4%

\* 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

