

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Andover

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	22	- 29.0%	86	50	- 41.9%
Closed Sales	19	11	- 42.1%	62	36	- 41.9%
Median Sales Price*	\$1,000,000	<b>\$847,000</b>	- 15.3%	\$828,000	<b>\$908,500</b>	+ 9.7%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	22	65	+ 195.5%
Percent of Original List Price Received*	113.9%	<b>104.5%</b>	- 8.3%	109.8%	<b>99.5%</b>	- 9.4%
New Listings	39	27	- 30.8%	101	69	- 31.7%

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

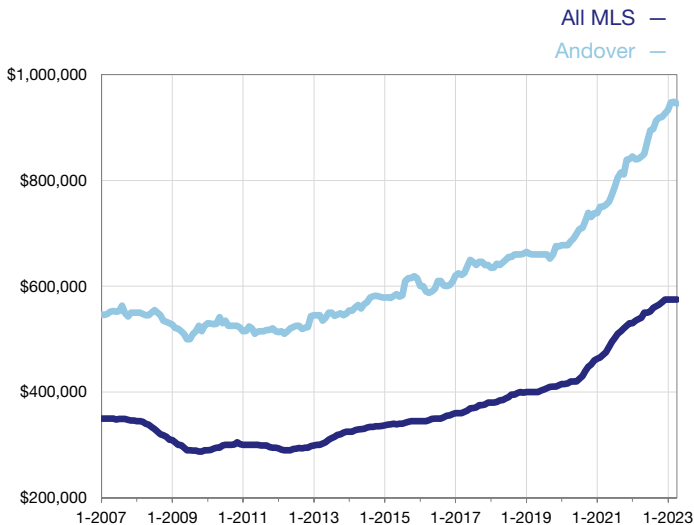
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	27	28	+ 3.7%
Closed Sales	5	5	0.0%	27	23	- 14.8%
Median Sales Price*	\$375,000	<b>\$285,000</b>	- 24.0%	\$422,000	<b>\$367,000</b>	- 13.0%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	20	61	+ 205.0%
Percent of Original List Price Received*	101.0%	<b>105.6%</b>	+ 4.6%	103.6%	<b>100.9%</b>	- 2.6%
New Listings	11	5	- 54.5%	38	34	- 10.5%

\* 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

