

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Andover

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	22	- 35.3%	65	46	- 29.2%
Closed Sales	11	11	0.0%	37	31	- 16.2%
Median Sales Price*	\$660,000	<b>\$799,900</b>	+ 21.2%	\$815,000	<b>\$799,900</b>	- 1.9%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	16	42	+ 162.5%	20	39	+ 95.0%
Percent of Original List Price Received*	108.3%	<b>100.8%</b>	- 6.9%	108.1%	<b>100.9%</b>	- 6.7%
New Listings	36	18	- 50.0%	90	56	- 37.8%

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

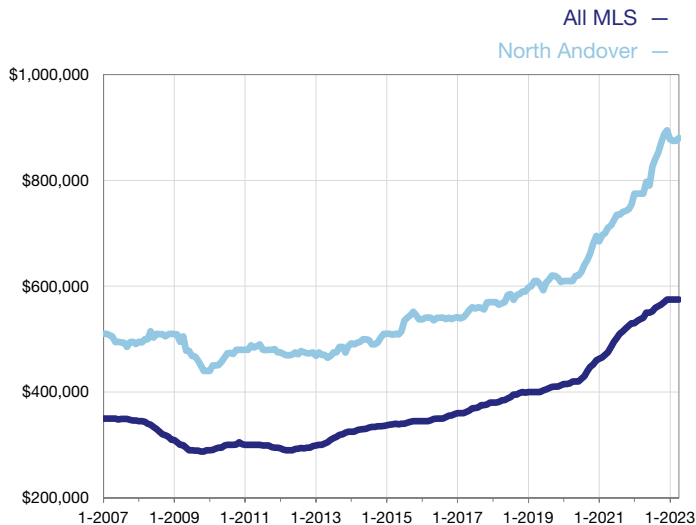
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	11	- 26.7%	48	43	- 10.4%
Closed Sales	14	5	- 64.3%	42	34	- 19.0%
Median Sales Price*	\$400,000	<b>\$350,000</b>	- 12.5%	\$312,500	<b>\$402,300</b>	+ 28.7%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	14	16	+ 14.3%	18	29	+ 61.1%
Percent of Original List Price Received*	108.6%	<b>102.5%</b>	- 5.6%	106.2%	<b>102.1%</b>	- 3.9%
New Listings	13	9	- 30.8%	59	41	- 30.5%

\* 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

