

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	29	- 3.3%	128	100	- 21.9%
Closed Sales	32	27	- 15.6%	96	72	- 25.0%
Median Sales Price*	\$850,000	\$910,000	+ 7.1%	\$887,500	\$847,500	- 4.5%
Inventory of Homes for Sale	27	5	- 81.5%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	16	23	+ 43.8%	17	29	+ 70.6%
Percent of Original List Price Received*	110.1%	105.6%	- 4.1%	108.9%	103.4%	- 5.1%
New Listings	36	22	- 38.9%	156	105	- 32.7%

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

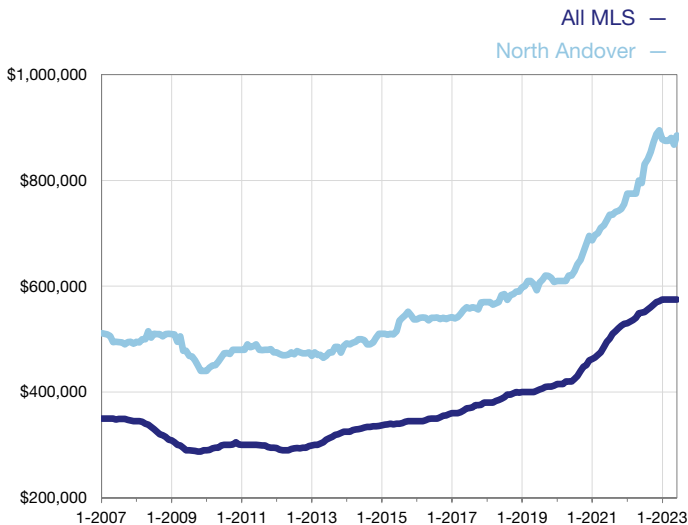
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	15	+ 7.1%	81	63	- 22.2%
Closed Sales	18	10	- 44.4%	75	54	- 28.0%
Median Sales Price*	\$363,500	\$337,500	- 7.2%	\$340,000	\$352,500	+ 3.7%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	12	9	- 25.0%	16	24	+ 50.0%
Percent of Original List Price Received*	108.2%	109.5%	+ 1.2%	106.2%	103.5%	- 2.5%
New Listings	17	11	- 35.3%	93	61	- 34.4%

* 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

