

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Andover

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	11	- 15.4%	141	108	- 23.4%
Closed Sales	29	21	- 27.6%	125	96	- 23.2%
Median Sales Price*	\$915,000	<b>\$806,000</b>	- 11.9%	\$900,000	<b>\$825,000</b>	- 8.3%
Inventory of Homes for Sale	28	12	- 57.1%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	18	27	+ 50.0%
Percent of Original List Price Received*	105.9%	<b>105.7%</b>	- 0.2%	108.2%	<b>103.8%</b>	- 4.1%
New Listings	14	16	+ 14.3%	170	120	- 29.4%

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

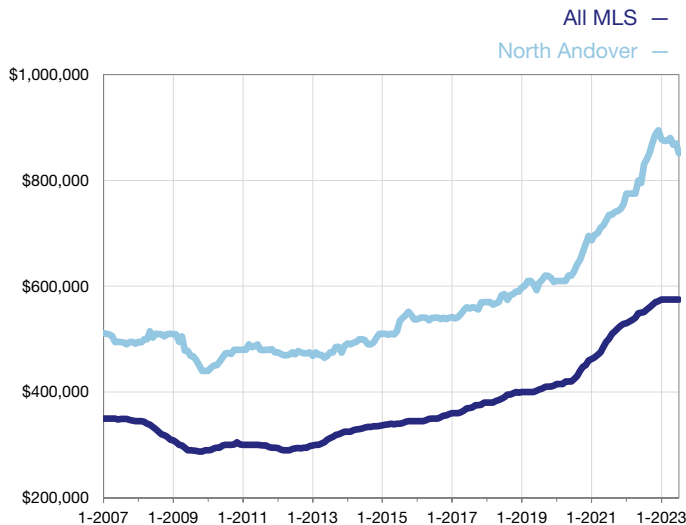
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	5	- 64.3%	95	68	- 28.4%
Closed Sales	12	8	- 33.3%	87	62	- 28.7%
Median Sales Price*	\$389,450	<b>\$425,500</b>	+ 9.3%	\$350,000	<b>\$362,500</b>	+ 3.6%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	26	9	- 65.4%	17	22	+ 29.4%
Percent of Original List Price Received*	104.3%	<b>105.0%</b>	+ 0.7%	105.9%	<b>103.7%</b>	- 2.1%
New Listings	16	8	- 50.0%	109	70	- 35.8%

\* 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

