

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	13	- 45.8%	165	121	- 26.7%
Closed Sales	18	24	+ 33.3%	143	120	- 16.1%
Median Sales Price*	\$1,040,000	\$1,040,000	0.0%	\$900,000	\$857,500	- 4.7%
Inventory of Homes for Sale	28	13	- 53.6%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	21	15	- 28.6%	18	25	+ 38.9%
Percent of Original List Price Received*	105.4%	106.8%	+ 1.3%	107.8%	104.4%	- 3.2%
New Listings	29	14	- 51.7%	199	134	- 32.7%

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

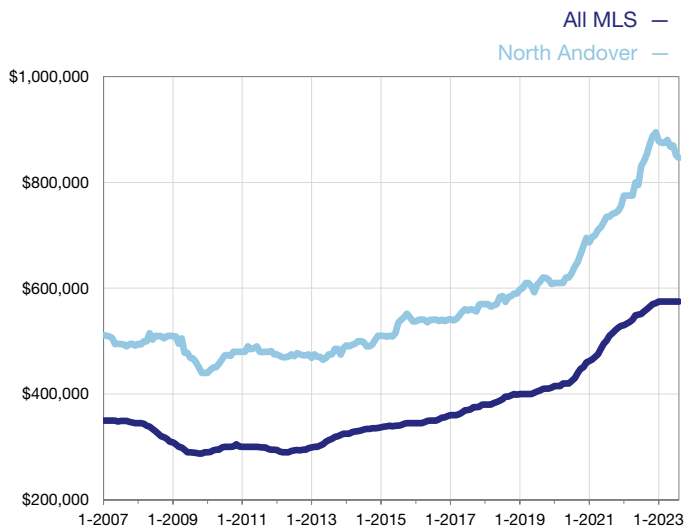
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	9	- 35.7%	109	76	- 30.3%
Closed Sales	18	10	- 44.4%	105	72	- 31.4%
Median Sales Price*	\$397,500	\$340,000	- 14.5%	\$361,888	\$355,000	- 1.9%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	18	21	+ 16.7%
Percent of Original List Price Received*	101.3%	106.0%	+ 4.6%	105.1%	104.0%	- 1.0%
New Listings	10	10	0.0%	119	80	- 32.8%

* 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

