

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	17	- 19.0%	186	136	- 26.9%
Closed Sales	31	10	- 67.7%	174	130	- 25.3%
Median Sales Price*	\$900,000	\$666,250	- 26.0%	\$900,000	\$847,500	- 5.8%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	40	25	- 37.5%	22	25	+ 13.6%
Percent of Original List Price Received*	98.1%	104.4%	+ 6.4%	106.1%	104.4%	- 1.6%
New Listings	21	22	+ 4.8%	220	157	- 28.6%

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

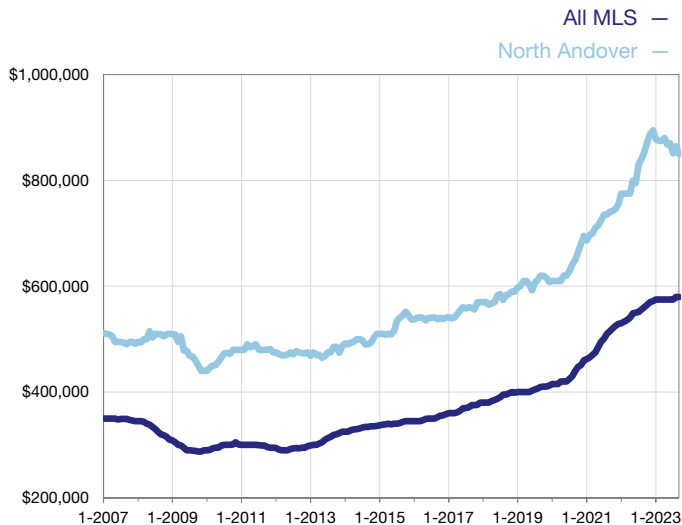
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	116	81	- 30.2%
Closed Sales	13	7	- 46.2%	118	79	- 33.1%
Median Sales Price*	\$399,900	\$290,000	- 27.5%	\$363,444	\$355,000	- 2.3%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	24	12	- 50.0%	18	20	+ 11.1%
Percent of Original List Price Received*	101.0%	106.8%	+ 5.7%	104.7%	104.2%	- 0.5%
New Listings	11	5	- 54.5%	130	85	- 34.6%

* 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

