

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	18	+ 5.9%	203	152	- 25.1%
Closed Sales	17	16	- 5.9%	191	146	- 23.6%
Median Sales Price*	\$680,000	\$887,500	+ 30.5%	\$895,000	\$859,000	- 4.0%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	22	25	+ 13.6%
Percent of Original List Price Received*	99.9%	102.3%	+ 2.4%	105.5%	104.1%	- 1.3%
New Listings	19	15	- 21.1%	239	173	- 27.6%

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

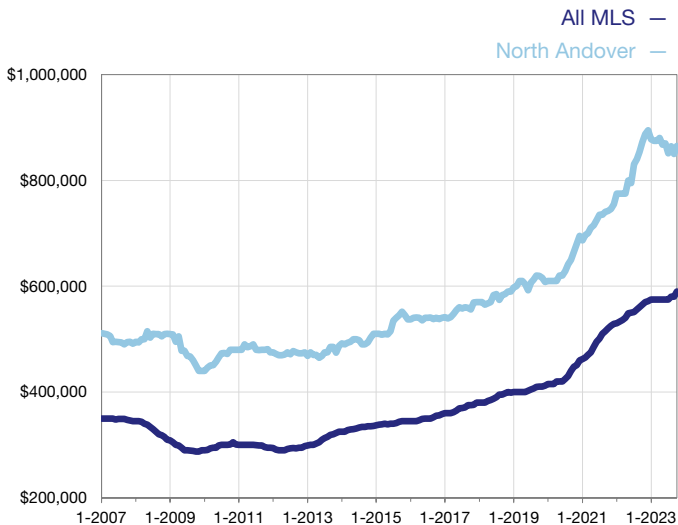
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	9	0.0%	125	89	- 28.8%
Closed Sales	4	3	- 25.0%	122	82	- 32.8%
Median Sales Price*	\$377,500	\$423,000	+ 12.1%	\$363,444	\$357,500	- 1.6%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	12	13	+ 8.3%	18	20	+ 11.1%
Percent of Original List Price Received*	101.0%	97.5%	- 3.5%	104.6%	104.0%	- 0.6%
New Listings	13	13	0.0%	143	98	- 31.5%

* 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

