

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Andover

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	18	+ 28.6%	217	169	- 22.1%
Closed Sales	20	12	- 40.0%	211	158	- 25.1%
Median Sales Price*	\$900,000	<b>\$887,500</b>	- 1.4%	\$900,000	<b>\$859,000</b>	- 4.6%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	39	28	- 28.2%	24	25	+ 4.2%
Percent of Original List Price Received*	99.6%	<b>102.3%</b>	+ 2.7%	105.0%	<b>104.0%</b>	- 1.0%
New Listings	12	15	+ 25.0%	251	187	- 25.5%

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

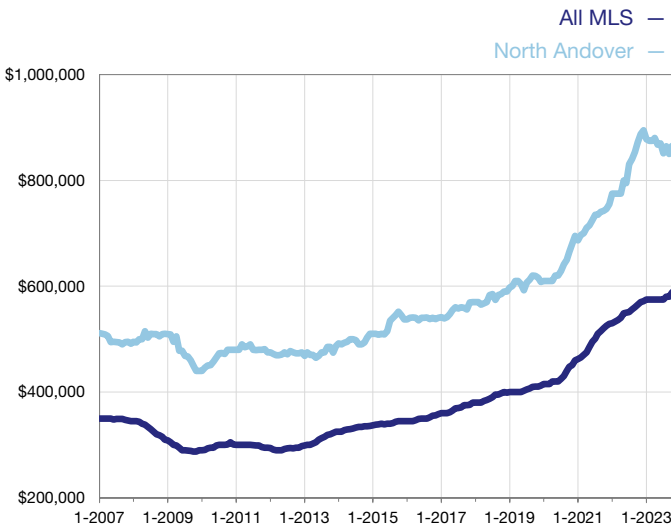
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	132	95	- 28.0%
Closed Sales	11	10	- 9.1%	133	92	- 30.8%
Median Sales Price*	\$355,000	<b>\$445,500</b>	+ 25.5%	\$361,888	<b>\$374,950</b>	+ 3.6%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	20	23	+ 15.0%	18	20	+ 11.1%
Percent of Original List Price Received*	102.2%	<b>101.2%</b>	- 1.0%	104.4%	<b>103.7%</b>	- 0.7%
New Listings	7	6	- 14.3%	150	104	- 30.7%

\* 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

