

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	221	175	- 20.8%
Closed Sales	10	18	+ 80.0%	221	176	- 20.4%
Median Sales Price*	\$707,500	\$823,750	+ 16.4%	\$895,000	\$851,500	- 4.9%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	21	25	+ 19.0%	23	25	+ 8.7%
Percent of Original List Price Received*	103.9%	102.0%	- 1.8%	104.9%	103.8%	- 1.0%
New Listings	2	3	+ 50.0%	253	190	- 24.9%

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

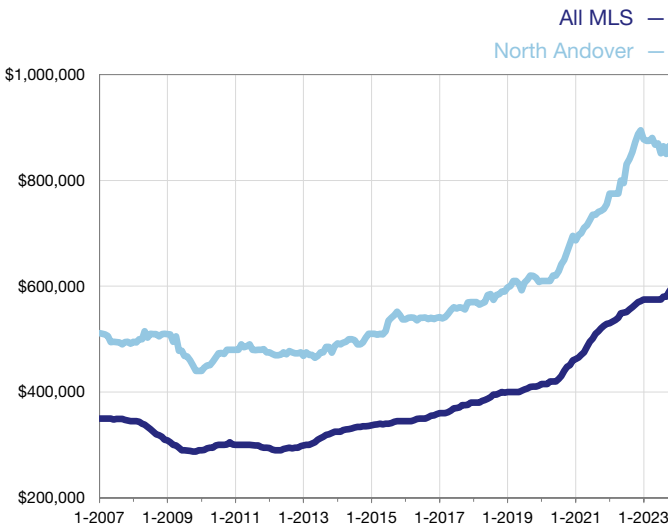
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	135	100	- 25.9%
Closed Sales	5	7	+ 40.0%	138	99	- 28.3%
Median Sales Price*	\$286,000	\$350,000	+ 22.4%	\$357,500	\$365,000	+ 2.1%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	32	25	- 21.9%	19	21	+ 10.5%
Percent of Original List Price Received*	99.8%	102.0%	+ 2.2%	104.2%	103.6%	- 0.6%
New Listings	3	2	- 33.3%	153	106	- 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

