

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	6	0.0%	11	10	- 9.1%
Closed Sales	3	5	+ 66.7%	11	13	+ 18.2%
Median Sales Price*	\$710,000	\$725,000	+ 2.1%	\$710,000	\$725,000	+ 2.1%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	55	13	- 76.4%	38	27	- 28.9%
Percent of Original List Price Received*	101.8%	104.7%	+ 2.8%	100.6%	101.7%	+ 1.1%
New Listings	8	7	- 12.5%	17	13	- 23.5%

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

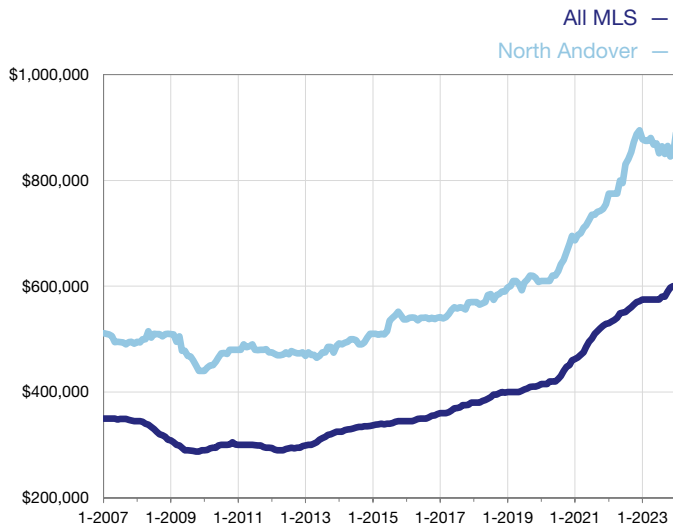
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	12	+ 9.1%	25	17	- 32.0%
Closed Sales	16	3	- 81.3%	19	11	- 42.1%
Median Sales Price*	\$322,500	\$402,500	+ 24.8%	\$335,000	\$427,000	+ 27.5%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	28	12	- 57.1%	33	33	0.0%
Percent of Original List Price Received*	102.2%	100.3%	- 1.9%	101.8%	98.8%	- 2.9%
New Listings	7	10	+ 42.9%	23	19	- 17.4%

* 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

