

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	17	+ 41.7%	23	26	+ 13.0%
Closed Sales	9	6	- 33.3%	20	19	- 5.0%
Median Sales Price*	\$925,500	\$772,950	- 16.5%	\$769,950	\$737,450	- 4.2%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	36	36	0.0%	37	30	- 18.9%
Percent of Original List Price Received*	101.5%	102.3%	+ 0.8%	101.0%	101.9%	+ 0.9%
New Listings	19	18	- 5.3%	36	31	- 13.9%

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

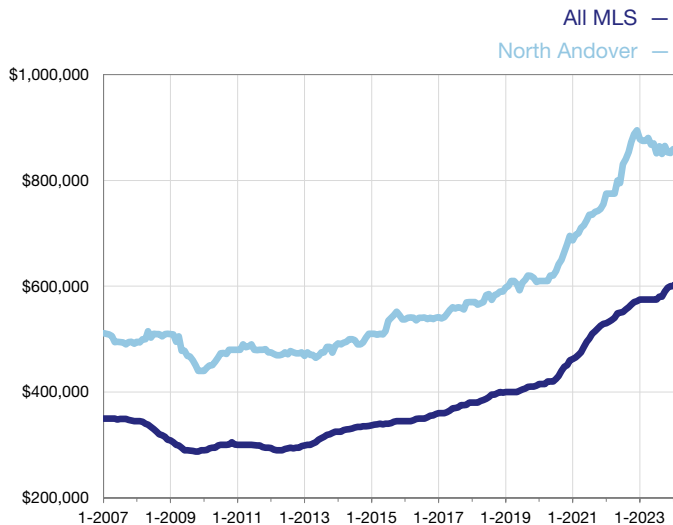
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	14	+ 100.0%	32	30	- 6.3%
Closed Sales	10	6	- 40.0%	29	17	- 41.4%
Median Sales Price*	\$475,000	\$440,100	- 7.3%	\$415,000	\$430,000	+ 3.6%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	29	17	- 41.4%	32	27	- 15.6%
Percent of Original List Price Received*	102.6%	103.9%	+ 1.3%	102.0%	100.6%	- 1.4%
New Listings	9	18	+ 100.0%	32	36	+ 12.5%

* 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

