

# Local Market Update – June 2024

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## North Andover

### Single-Family Properties

| Key Metrics                              | June      |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -    | 2023         | 2024             | + / -   |
| Pending Sales                            | 27        | 33               | + 22.2%  | 97           | 93               | - 4.1%  |
| Closed Sales                             | 30        | 23               | - 23.3%  | 75           | 69               | - 8.0%  |
| Median Sales Price*                      | \$880,000 | <b>\$875,000</b> | - 0.6%   | \$835,000    | <b>\$869,900</b> | + 4.2%  |
| Inventory of Homes for Sale              | 7         | 18               | + 157.1% | --           | --               | --      |
| Months Supply of Inventory               | 0.4       | 1.3              | + 225.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 23        | 19               | - 17.4%  | 28           | 25               | - 10.7% |
| Percent of Original List Price Received* | 104.9%    | <b>105.0%</b>    | + 0.1%   | 103.2%       | <b>104.3%</b>    | + 1.1%  |
| New Listings                             | 22        | 25               | + 13.6%  | 104          | 107              | + 2.9%  |

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

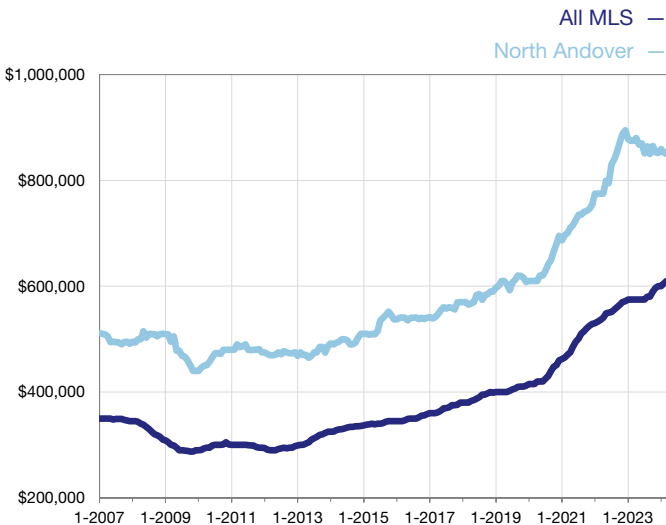
### Condominium Properties

| Key Metrics                              | June      |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -    | 2023         | 2024             | + / -   |
| Pending Sales                            | 13        | 17               | + 30.8%  | 62           | 78               | + 25.8% |
| Closed Sales                             | 10        | 22               | + 120.0% | 54           | 62               | + 14.8% |
| Median Sales Price*                      | \$337,500 | <b>\$422,500</b> | + 25.2%  | \$352,500    | <b>\$428,500</b> | + 21.6% |
| Inventory of Homes for Sale              | 3         | 5                | + 66.7%  | --           | --               | --      |
| Months Supply of Inventory               | 0.3       | 0.5              | + 66.7%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 9         | 21               | + 133.3% | 24           | 23               | - 4.2%  |
| Percent of Original List Price Received* | 109.5%    | <b>102.5%</b>    | - 6.4%   | 103.5%       | <b>101.3%</b>    | - 2.1%  |
| New Listings                             | 10        | 12               | + 20.0%  | 61           | 82               | + 34.4% |

\* 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

