

North Andover

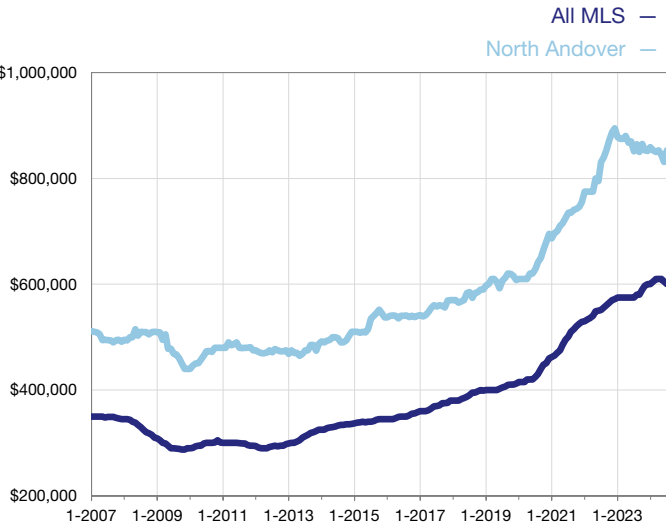
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	20	+ 81.8%	108	107	- 0.9%
Closed Sales	21	21	0.0%	96	91	- 5.2%
Median Sales Price*	\$806,000	\$926,000	+ 14.9%	\$825,000	\$875,000	+ 6.1%
Inventory of Homes for Sale	12	24	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	22	24	+ 9.1%	27	25	- 7.4%
Percent of Original List Price Received*	105.7%	104.4%	- 1.2%	103.8%	104.4%	+ 0.6%
New Listings	16	24	+ 50.0%	120	130	+ 8.3%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	7	+ 75.0%	66	85	+ 28.8%
Closed Sales	8	20	+ 150.0%	62	82	+ 32.3%
Median Sales Price*	\$425,500	\$424,950	- 0.1%	\$362,500	\$428,500	+ 18.2%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	9	15	+ 66.7%	22	21	- 4.5%
Percent of Original List Price Received*	105.0%	101.9%	- 3.0%	103.7%	101.5%	- 2.1%
New Listings	8	9	+ 12.5%	69	92	+ 33.3%

* 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

