

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Andover

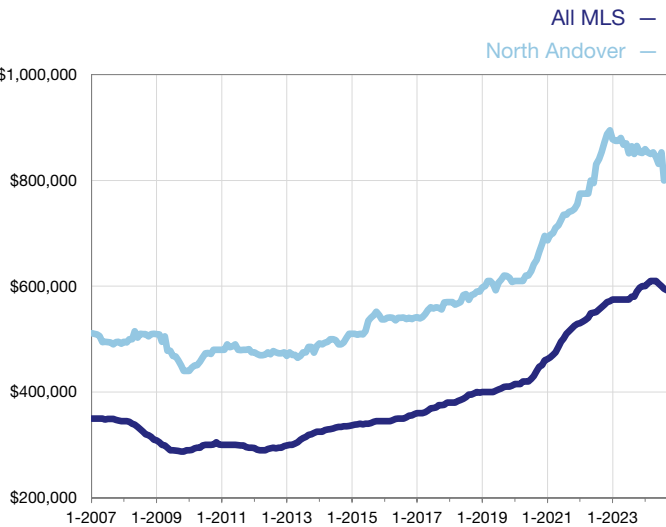
Single-Family Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				14	22	+ 57.1%	134	151	+ 12.7%
Closed Sales				10	16	+ 60.0%	130	129	- 0.8%
Median Sales Price*				\$666,250	\$931,950	+ 39.9%	\$847,500	\$883,000	+ 4.2%
Inventory of Homes for Sale				21	11	- 47.6%	--	--	--
Months Supply of Inventory				1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale				25	28	+ 12.0%	25	25	0.0%
Percent of Original List Price Received*				104.4%	102.3%	- 2.0%	104.4%	104.0%	- 0.4%
New Listings				21	18	- 14.3%	157	162	+ 3.2%

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

Condominium Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	13	+ 160.0%	80	108	+ 35.0%
Closed Sales				7	10	+ 42.9%	79	99	+ 25.3%
Median Sales Price*				\$290,000	\$418,500	+ 44.3%	\$355,000	\$430,000	+ 21.1%
Inventory of Homes for Sale				6	9	+ 50.0%	--	--	--
Months Supply of Inventory				0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale				12	25	+ 108.3%	20	21	+ 5.0%
Percent of Original List Price Received*				106.8%	99.2%	- 7.1%	104.2%	101.1%	- 3.0%
New Listings				5	15	+ 200.0%	84	118	+ 40.5%

\* 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

