

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Andover

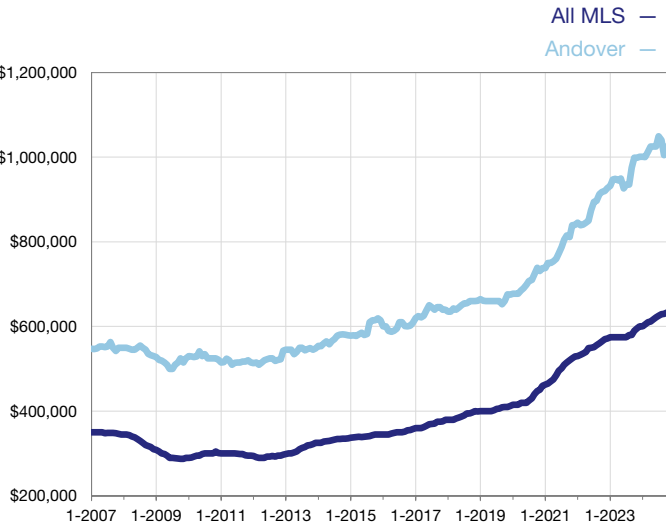
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	25	33	+ 32.0%	205	251	+ 22.4%
Closed Sales	18	25	+ 38.9%	189	228	+ 20.6%
Median Sales Price*	\$955,000	\$1,050,000	+ 9.9%	\$1,050,000	\$1,050,000	0.0%
Inventory of Homes for Sale	38	46	+ 21.1%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	49	29	- 40.8%	31	29	- 6.5%
Percent of Original List Price Received*	97.3%	102.0%	+ 4.8%	103.5%	103.9%	+ 0.4%
New Listings	28	38	+ 35.7%	249	314	+ 26.1%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	82	78	- 4.9%
Closed Sales	7	9	+ 28.6%	81	74	- 8.6%
Median Sales Price*	\$325,000	\$320,000	- 1.5%	\$385,000	\$407,500	+ 5.8%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	55	25	- 54.5%	34	26	- 23.5%
Percent of Original List Price Received*	98.1%	101.6%	+ 3.6%	102.3%	101.4%	- 0.9%
New Listings	15	6	- 60.0%	94	97	+ 3.2%

\* 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

