

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	15	- 11.8%	151	166	+ 9.9%
Closed Sales	16	22	+ 37.5%	146	152	+ 4.1%
Median Sales Price*	\$887,500	\$1,012,450	+ 14.1%	\$859,000	\$904,500	+ 5.3%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	24	34	+ 41.7%	25	27	+ 8.0%
Percent of Original List Price Received*	102.3%	100.2%	- 2.1%	104.1%	103.4%	- 0.7%
New Listings	15	13	- 13.3%	172	175	+ 1.7%

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

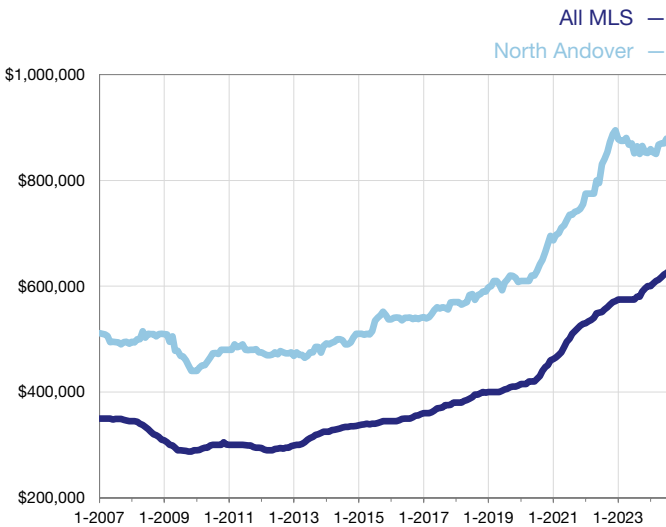
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	14	+ 133.3%	86	118	+ 37.2%
Closed Sales	3	11	+ 266.7%	82	110	+ 34.1%
Median Sales Price*	\$423,000	\$460,000	+ 8.7%	\$357,500	\$430,000	+ 20.3%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	20	21	+ 5.0%
Percent of Original List Price Received*	97.5%	100.0%	+ 2.6%	104.0%	101.0%	- 2.9%
New Listings	13	12	- 7.7%	97	130	+ 34.0%

* 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

