

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

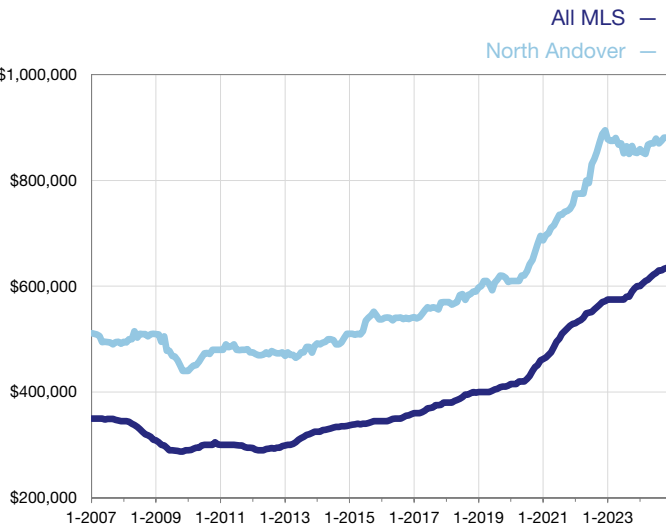
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	7	- 61.1%	169	171	+ 1.2%
Closed Sales	12	14	+ 16.7%	158	166	+ 5.1%
Median Sales Price*	\$887,500	\$885,000	- 0.3%	\$859,000	\$900,000	+ 4.8%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	25	27	+ 8.0%
Percent of Original List Price Received*	102.3%	97.8%	- 4.4%	104.0%	102.9%	- 1.1%
New Listings	15	7	- 53.3%	187	182	- 2.7%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	93	124	+ 33.3%
Closed Sales	9	12	+ 33.3%	91	122	+ 34.1%
Median Sales Price*	\$465,000	\$400,000	- 14.0%	\$380,000	\$426,000	+ 12.1%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 20.0%	21	22	+ 4.8%
Percent of Original List Price Received*	101.1%	98.9%	- 2.2%	103.7%	100.8%	- 2.8%
New Listings	5	5	0.0%	102	135	+ 32.4%

* 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

