

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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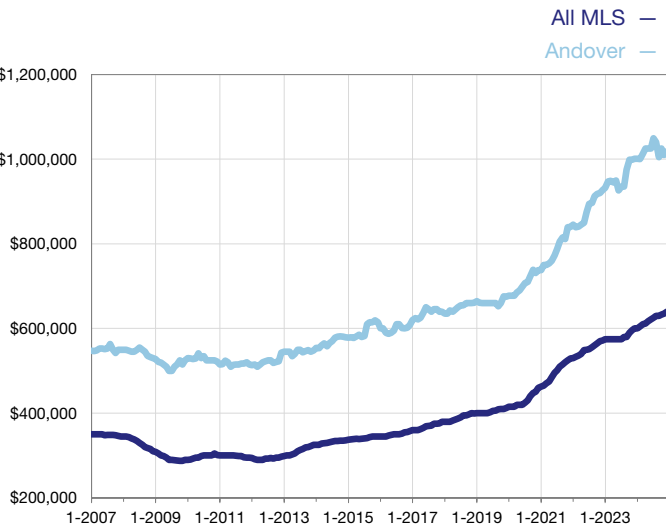
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	225	281	+ 24.9%
Closed Sales	12	26	+ 116.7%	229	276	+ 20.5%
Median Sales Price*	\$840,750	\$1,000,000	+ 18.9%	\$1,001,000	\$1,018,750	+ 1.8%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	27	39	+ 44.4%	31	30	- 3.2%
Percent of Original List Price Received*	99.1%	100.6%	+ 1.5%	103.0%	103.3%	+ 0.3%
New Listings	5	10	+ 100.0%	267	332	+ 24.3%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	6	- 25.0%	95	87	- 8.4%
Closed Sales	11	6	- 45.5%	99	85	- 14.1%
Median Sales Price*	\$479,000	\$420,000	- 12.3%	\$385,000	\$415,000	+ 7.8%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	25	- 21.9%	32	28	- 12.5%
Percent of Original List Price Received*	101.2%	101.1%	- 0.1%	102.2%	101.2%	- 1.0%
New Listings	1	4	+ 300.0%	105	106	+ 1.0%

* 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

