

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

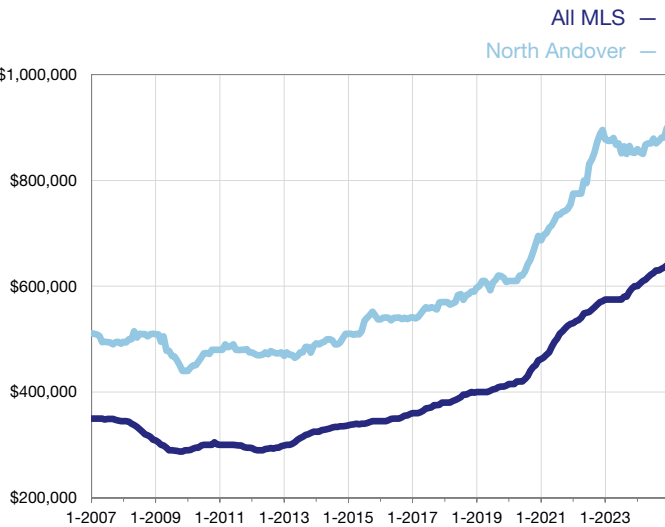
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	175	179	+ 2.3%
Closed Sales	18	12	- 33.3%	176	178	+ 1.1%
Median Sales Price*	\$823,750	\$910,000	+ 10.5%	\$851,500	\$900,000	+ 5.7%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	20	- 20.0%	25	27	+ 8.0%
Percent of Original List Price Received*	102.0%	100.2%	- 1.8%	103.8%	102.7%	- 1.1%
New Listings	3	3	0.0%	190	185	- 2.6%

* 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	7	7	0.0%	100	131	+ 31.0%
Closed Sales	7	8	+ 14.3%	98	130	+ 32.7%
Median Sales Price*	\$350,000	\$375,050	+ 7.2%	\$367,450	\$422,500	+ 15.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	25	27	+ 8.0%	21	22	+ 4.8%
Percent of Original List Price Received*	102.0%	101.0%	- 1.0%	103.6%	100.8%	- 2.7%
New Listings	3	7	+ 133.3%	105	141	+ 34.3%

* 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

