

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Andover

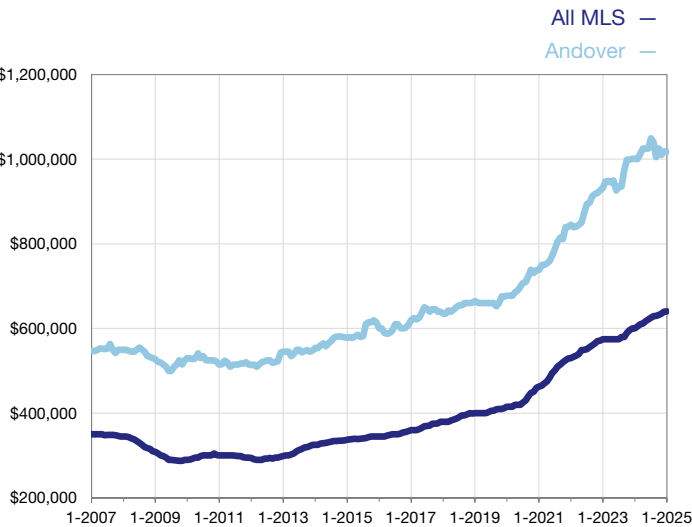
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	8	9	+ 12.5%
Closed Sales	6	13	+ 116.7%	6	13	+ 116.7%
Median Sales Price*	\$949,950	\$750,000	- 21.0%	\$949,950	\$750,000	- 21.0%
Inventory of Homes for Sale	26	31	+ 19.2%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	43	45	+ 4.7%	43	45	+ 4.7%
Percent of Original List Price Received*	93.5%	99.3%	+ 6.2%	93.5%	99.3%	+ 6.2%
New Listings	13	19	+ 46.2%	13	19	+ 46.2%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$480,750	\$260,000	- 45.9%	\$480,750	\$260,000	- 45.9%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	23	- 32.4%	34	23	- 32.4%
Percent of Original List Price Received*	104.5%	102.5%	- 1.9%	104.5%	102.5%	- 1.9%
New Listings	2	9	+ 350.0%	2	9	+ 350.0%

* 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

