

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

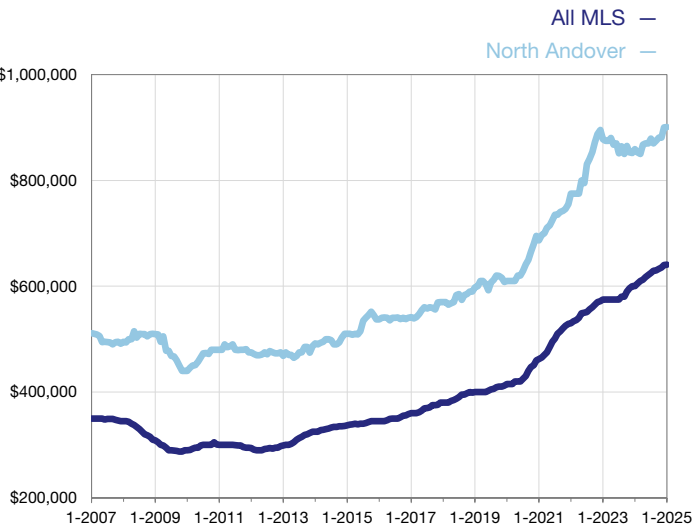
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	7	+ 75.0%	4	7	+ 75.0%
Closed Sales	8	7	- 12.5%	8	7	- 12.5%
Median Sales Price*	\$731,225	\$744,500	+ 1.8%	\$731,225	\$744,500	+ 1.8%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	36	53	+ 47.2%	36	53	+ 47.2%
Percent of Original List Price Received*	99.9%	98.0%	- 1.9%	99.9%	98.0%	- 1.9%
New Listings	6	9	+ 50.0%	6	9	+ 50.0%

* 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	5	9	+ 80.0%	5	9	+ 80.0%
Closed Sales	8	8	0.0%	8	8	0.0%
Median Sales Price*	\$435,350	\$362,000	- 16.8%	\$435,350	\$362,000	- 16.8%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	41	29	- 29.3%	41	29	- 29.3%
Percent of Original List Price Received*	98.2%	101.1%	+ 3.0%	98.2%	101.1%	+ 3.0%
New Listings	9	8	- 11.1%	9	8	- 11.1%

* 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

