

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Andover

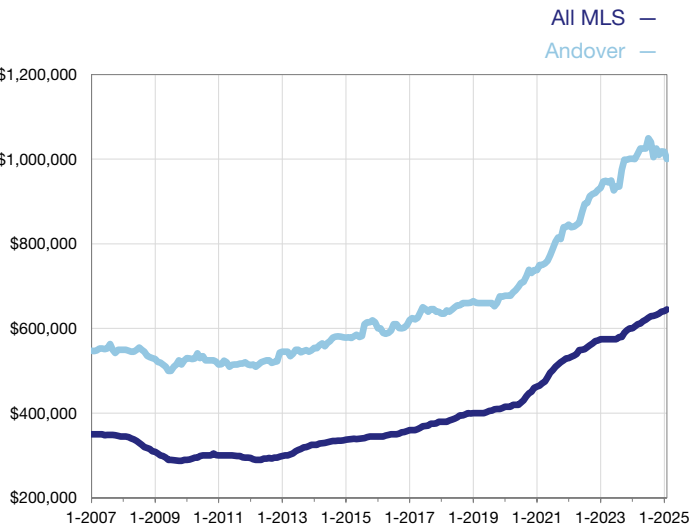
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	14	19	+ 35.7%	22	27	+ 22.7%
Closed Sales	10	9	- 10.0%	16	22	+ 37.5%
Median Sales Price*	\$1,037,500	\$790,000	- 23.9%	\$999,450	\$772,500	- 22.7%
Inventory of Homes for Sale	23	32	+ 39.1%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	73	36	- 50.7%	62	41	- 33.9%
Percent of Original List Price Received*	95.9%	99.3%	+ 3.5%	95.0%	99.3%	+ 4.5%
New Listings	13	23	+ 76.9%	26	42	+ 61.5%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	5	12	+ 140.0%
Closed Sales	1	5	+ 400.0%	3	8	+ 166.7%
Median Sales Price*	\$499,900	\$420,000	- 16.0%	\$499,900	\$374,950	- 25.0%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	34	57	+ 67.6%	34	44	+ 29.4%
Percent of Original List Price Received*	96.2%	97.7%	+ 1.6%	101.7%	99.5%	- 2.2%
New Listings	11	10	- 9.1%	13	19	+ 46.2%

* 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

