

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

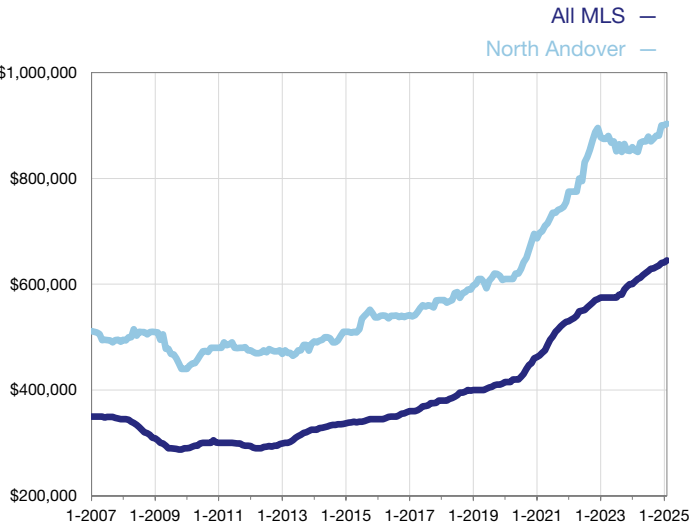
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				5	5	0.0%	9	11	+ 22.2%
Closed Sales				5	6	+ 20.0%	13	13	0.0%
Median Sales Price*				\$725,000	\$699,950	- 3.5%	\$725,000	\$739,900	+ 2.1%
Inventory of Homes for Sale				9	8	- 11.1%	--	--	--
Months Supply of Inventory				0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale				13	13	0.0%	27	34	+ 25.9%
Percent of Original List Price Received*				104.7%	102.8%	- 1.8%	101.7%	100.2%	- 1.5%
New Listings				7	8	+ 14.3%	13	17	+ 30.8%

* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				11	5	- 54.5%	16	14	- 12.5%
Closed Sales				3	7	+ 133.3%	11	15	+ 36.4%
Median Sales Price*				\$402,500	\$360,000	- 10.6%	\$427,000	\$360,000	- 15.7%
Inventory of Homes for Sale				6	3	- 50.0%	--	--	--
Months Supply of Inventory				0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale				12	36	+ 200.0%	33	32	- 3.0%
Percent of Original List Price Received*				100.3%	99.8%	- 0.5%	98.8%	100.5%	+ 1.7%
New Listings				10	4	- 60.0%	19	12	- 36.8%

* 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

