

North Andover

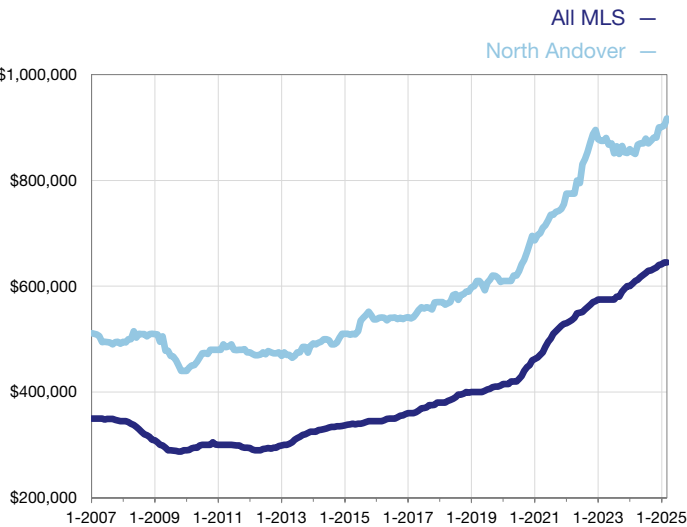
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	20	+ 25.0%	25	30	+ 20.0%
Closed Sales	6	2	- 66.7%	19	15	- 21.1%
Median Sales Price*	\$772,950	\$2,209,375	+ 185.8%	\$737,450	\$744,500	+ 1.0%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	36	103	+ 186.1%	30	44	+ 46.7%
Percent of Original List Price Received*	102.3%	95.5%	- 6.6%	101.9%	99.6%	- 2.3%
New Listings	18	20	+ 11.1%	31	37	+ 19.4%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	8	- 33.3%	28	21	- 25.0%
Closed Sales	6	5	- 16.7%	17	20	+ 17.6%
Median Sales Price*	\$440,100	\$419,000	- 4.8%	\$430,000	\$374,500	- 12.9%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	17	43	+ 152.9%	27	35	+ 29.6%
Percent of Original List Price Received*	103.9%	100.6%	- 3.2%	100.6%	100.6%	0.0%
New Listings	17	11	- 35.3%	36	23	- 36.1%

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Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

