

# North Andover

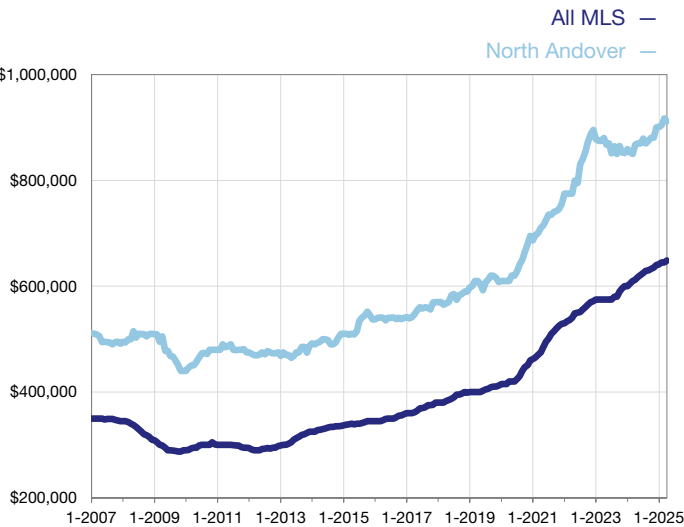
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	22	+ 69.2%	38	50	+ 31.6%
Closed Sales	10	14	+ 40.0%	29	29	0.0%
Median Sales Price*	\$952,500	\$957,500	+ 0.5%	\$775,000	\$860,000	+ 11.0%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	14	- 48.1%	29	29	0.0%
Percent of Original List Price Received*	103.8%	107.7%	+ 3.8%	102.5%	103.5%	+ 1.0%
New Listings	21	31	+ 47.6%	52	68	+ 30.8%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	11	0.0%	39	31	- 20.5%
Closed Sales	16	8	- 50.0%	33	28	- 15.2%
Median Sales Price*	\$430,000	\$431,250	+ 0.3%	\$430,000	\$394,500	- 8.3%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	11	- 54.2%	26	28	+ 7.7%
Percent of Original List Price Received*	100.1%	105.7%	+ 5.6%	100.3%	102.0%	+ 1.7%
New Listings	13	12	- 7.7%	49	34	- 30.6%

\* 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

