

Andover

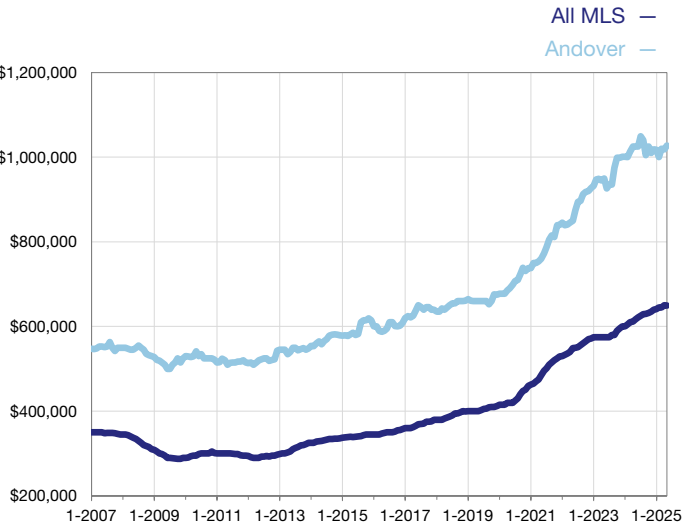
Single-Family Properties	May			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	39	29	- 25.6%	107	113	+ 5.6%
Closed Sales	34	30	- 11.8%	74	86	+ 16.2%
Median Sales Price*	\$1,020,094	\$1,204,000	+ 18.0%	\$1,026,000	\$1,062,500	+ 3.6%
Inventory of Homes for Sale	45	42	- 6.7%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	31	32	+ 3.2%	41	44	+ 7.3%
Percent of Original List Price Received*	105.5%	102.5%	- 2.8%	102.6%	102.0%	- 0.6%
New Listings	46	38	- 17.4%	137	148	+ 8.0%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	13	17	+ 30.8%	35	49	+ 40.0%
Closed Sales	5	10	+ 100.0%	21	34	+ 61.9%
Median Sales Price*	\$315,000	\$388,450	+ 23.3%	\$355,000	\$437,500	+ 23.2%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 10.0%	28	41	+ 46.4%
Percent of Original List Price Received*	96.5%	104.6%	+ 8.4%	101.0%	101.8%	+ 0.8%
New Listings	15	18	+ 20.0%	48	61	+ 27.1%

* 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

