

North Andover

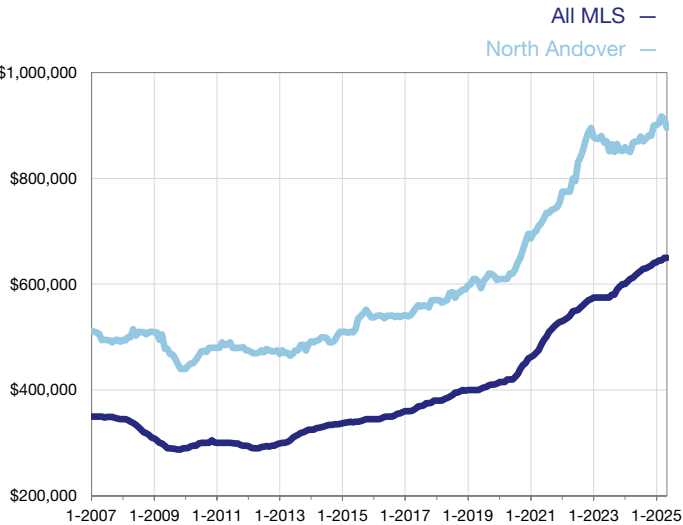
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	21	33	+ 57.1%	59	82	+ 39.0%
Closed Sales	17	19	+ 11.8%	46	48	+ 4.3%
Median Sales Price*	\$1,003,000	\$875,000	- 12.8%	\$867,450	\$861,250	- 0.7%
Inventory of Homes for Sale	27	27	0.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	25	17	- 32.0%	28	25	- 10.7%
Percent of Original List Price Received*	106.3%	105.8%	- 0.5%	103.9%	104.4%	+ 0.5%
New Listings	30	40	+ 33.3%	82	108	+ 31.7%

* 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	22	18	- 18.2%	61	48	- 21.3%
Closed Sales	7	7	0.0%	40	34	- 15.0%
Median Sales Price*	\$401,000	\$450,000	+ 12.2%	\$430,000	\$394,500	- 8.3%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	22	14	- 36.4%	25	26	+ 4.0%
Percent of Original List Price Received*	101.8%	101.5%	- 0.3%	100.6%	102.0%	+ 1.4%
New Listings	21	25	+ 19.0%	70	58	- 17.1%

* 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

