

North Andover

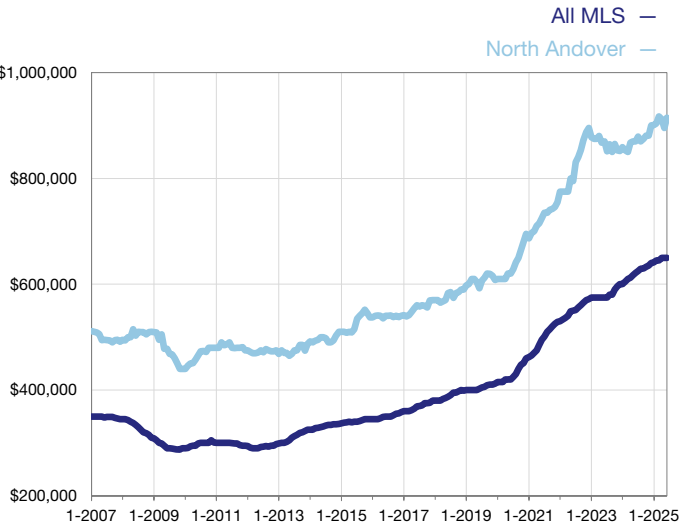
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	26	29	+ 11.5%	85	109	+ 28.2%
Closed Sales	24	32	+ 33.3%	70	81	+ 15.7%
Median Sales Price*	\$867,500	\$950,000	+ 9.5%	\$867,450	\$900,000	+ 3.8%
Inventory of Homes for Sale	24	24	0.0%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	25	22	- 12.0%
Percent of Original List Price Received*	105.3%	104.8%	- 0.5%	104.4%	104.7%	+ 0.3%
New Listings	24	29	+ 20.8%	106	135	+ 27.4%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	16	- 5.9%	78	59	- 24.4%
Closed Sales	22	19	- 13.6%	62	53	- 14.5%
Median Sales Price*	\$422,500	\$439,000	+ 3.9%	\$428,500	\$419,000	- 2.2%
Inventory of Homes for Sale	6	17	+ 183.3%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	23	26	+ 13.0%
Percent of Original List Price Received*	102.5%	102.6%	+ 0.1%	101.3%	102.2%	+ 0.9%
New Listings	13	17	+ 30.8%	83	76	- 8.4%

* 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

