

Andover

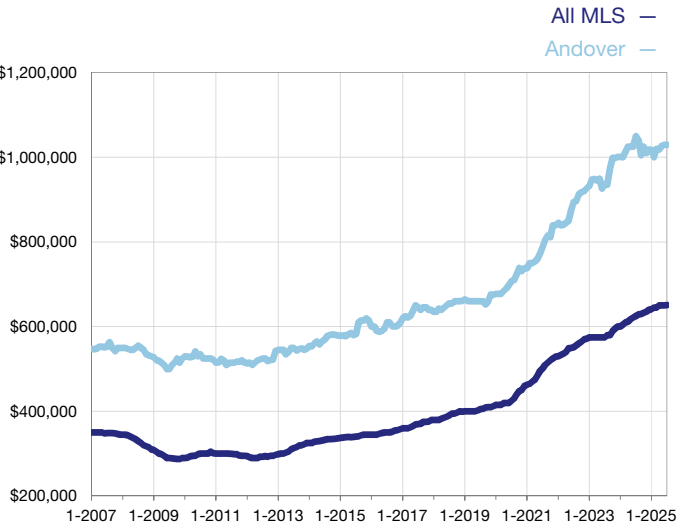
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	28	37	+ 32.1%	173	183	+ 5.8%
Closed Sales	37	33	- 10.8%	145	152	+ 4.8%
Median Sales Price*	\$1,200,000	\$1,305,000	+ 8.7%	\$1,070,000	\$1,112,500	+ 4.0%
Inventory of Homes for Sale	49	39	- 20.4%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	31	35	+ 12.9%
Percent of Original List Price Received*	103.9%	103.2%	- 0.7%	104.3%	103.2%	- 1.1%
New Listings	26	25	- 3.8%	215	222	+ 3.3%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	10	- 9.1%	57	69	+ 21.1%
Closed Sales	13	10	- 23.1%	51	62	+ 21.6%
Median Sales Price*	\$370,000	\$491,000	+ 32.7%	\$382,000	\$490,650	+ 28.4%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	21	31	+ 47.6%	25	37	+ 48.0%
Percent of Original List Price Received*	101.8%	101.6%	- 0.2%	101.4%	101.3%	- 0.1%
New Listings	11	11	0.0%	74	86	+ 16.2%

* 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

