

North Andover

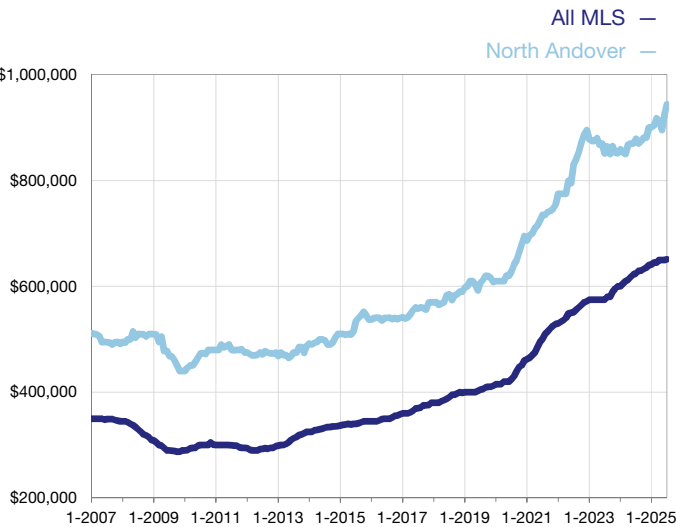
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	17	21	+ 23.5%	102	128	+ 25.5%
Closed Sales	21	33	+ 57.1%	91	114	+ 25.3%
Median Sales Price*	\$926,000	\$975,000	+ 5.3%	\$875,000	\$944,500	+ 7.9%
Inventory of Homes for Sale	29	26	- 10.3%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	25	22	- 12.0%
Percent of Original List Price Received*	104.4%	103.3%	- 1.1%	104.4%	104.2%	- 0.2%
New Listings	24	23	- 4.2%	130	156	+ 20.0%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	20	+ 400.0%	82	75	- 8.5%
Closed Sales	20	8	- 60.0%	82	62	- 24.4%
Median Sales Price*	\$424,950	\$399,950	- 5.9%	\$428,500	\$412,500	- 3.7%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	15	20	+ 33.3%	21	25	+ 19.0%
Percent of Original List Price Received*	101.9%	100.9%	- 1.0%	101.5%	102.0%	+ 0.5%
New Listings	9	16	+ 77.8%	92	93	+ 1.1%

* 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

