

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Andover

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	6	- 45.5%	281	279	- 0.7%
Closed Sales	26	27	+ 3.8%	276	286	+ 3.6%
Median Sales Price*	\$1,000,000	\$1,100,000	+ 10.0%	\$1,018,750	\$1,073,000	+ 5.3%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	39	38	- 2.6%	30	35	+ 16.7%
Percent of Original List Price Received*	100.6%	102.8%	+ 2.2%	103.3%	102.1%	- 1.2%
New Listings	11	5	- 54.5%	332	313	- 5.7%

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

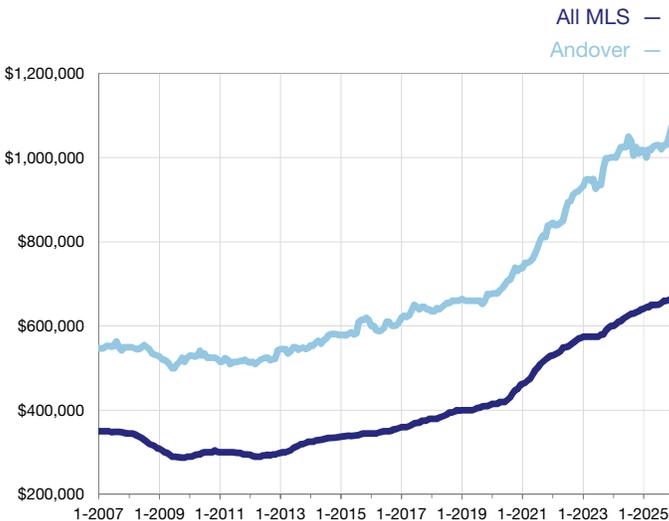
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	6	+ 20.0%	87	98	+ 12.6%
Closed Sales	6	9	+ 50.0%	85	95	+ 11.8%
Median Sales Price*	\$420,000	\$440,000	+ 4.8%	\$415,000	\$499,900	+ 20.5%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	85	+ 240.0%	28	41	+ 46.4%
Percent of Original List Price Received*	101.1%	95.2%	- 5.8%	101.2%	100.4%	- 0.8%
New Listings	4	6	+ 50.0%	107	124	+ 15.9%

\* 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

