

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Andover

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	10	0.0%	177	197	+ 11.3%
Closed Sales	12	15	+ 25.0%	178	194	+ 9.0%
Median Sales Price*	\$910,000	<b>\$795,000</b>	- 12.6%	\$900,000	<b>\$912,500</b>	+ 1.4%
Inventory of Homes for Sale	4	13	+ 225.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	20	39	+ 95.0%	27	27	0.0%
Percent of Original List Price Received*	100.2%	99.8%	- 0.4%	102.7%	102.9%	+ 0.2%
New Listings	3	5	+ 66.7%	185	226	+ 22.2%

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

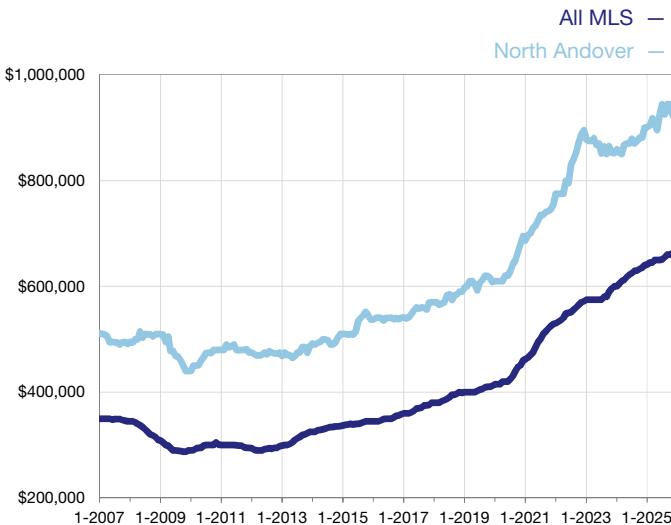
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	7	0.0%	131	132	+ 0.8%
Closed Sales	8	11	+ 37.5%	130	132	+ 1.5%
Median Sales Price*	\$375,050	<b>\$437,000</b>	+ 16.5%	\$422,500	<b>\$415,889</b>	- 1.6%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.4	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	27	39	+ 44.4%	22	33	+ 50.0%
Percent of Original List Price Received*	101.0%	97.0%	- 4.0%	100.8%	100.1%	- 0.7%
New Listings	7	4	- 42.9%	141	158	+ 12.1%

\* 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

