

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Andover

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	19	11	- 42.1%	27	20	- 25.9%
Closed Sales	9	8	- 11.1%	22	16	- 27.3%
Median Sales Price*	\$790,000	\$1,015,000	+ 28.5%	\$772,500	\$1,085,000	+ 40.5%
Inventory of Homes for Sale	35	17	- 51.4%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	36	64	+ 77.8%	41	58	+ 41.5%
Percent of Original List Price Received*	99.3%	101.2%	+ 1.9%	99.3%	100.0%	+ 0.7%
New Listings	22	16	- 27.3%	40	26	- 35.0%

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

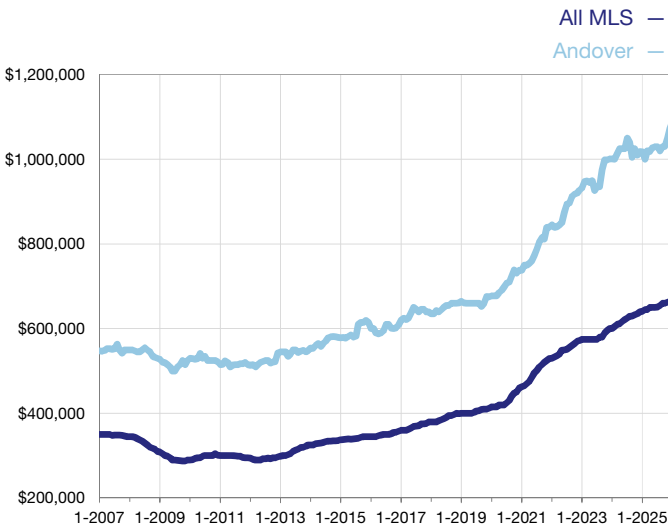
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	8	+ 14.3%	10	11	+ 10.0%
Closed Sales	5	5	0.0%	8	10	+ 25.0%
Median Sales Price*	\$420,000	\$331,000	- 21.2%	\$374,950	\$398,000	+ 6.1%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	57	41	- 28.1%	44	39	- 11.4%
Percent of Original List Price Received*	97.7%	97.8%	+ 0.1%	99.5%	98.7%	- 0.8%
New Listings	11	6	- 45.5%	20	18	- 10.0%

* 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

