

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	9	+ 200.0%	9	16	+ 77.8%
Closed Sales	6	6	0.0%	13	13	0.0%
Median Sales Price*	\$699,950	\$740,550	+ 5.8%	\$739,900	\$894,000	+ 20.8%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	13	70	+ 438.5%	34	47	+ 38.2%
Percent of Original List Price Received*	102.8%	97.4%	- 5.3%	100.2%	98.4%	- 1.8%
New Listings	8	10	+ 25.0%	17	14	- 17.6%

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

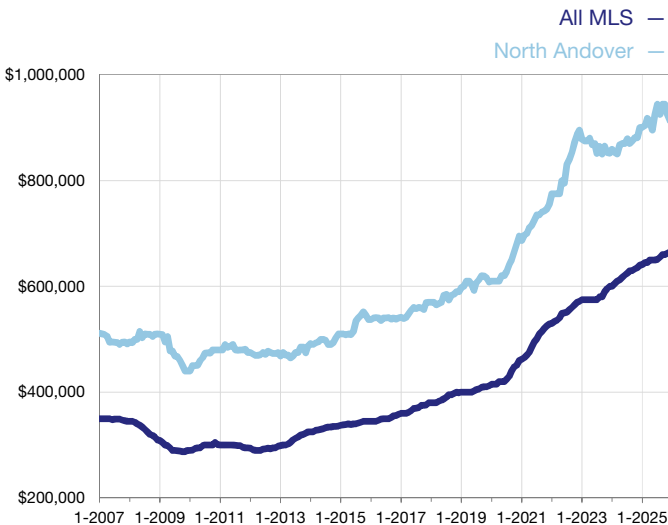
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	14	+ 250.0%	13	20	+ 53.8%
Closed Sales	7	7	0.0%	15	11	- 26.7%
Median Sales Price*	\$360,000	\$375,000	+ 4.2%	\$360,000	\$400,000	+ 11.1%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	36	51	+ 41.7%	32	50	+ 56.3%
Percent of Original List Price Received*	99.8%	98.3%	- 1.5%	100.5%	97.9%	- 2.6%
New Listings	4	6	+ 50.0%	12	14	+ 16.7%

* 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

