

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	19	21	+ 10.5%	28	34	+ 21.4%
Closed Sales	2	11	+ 450.0%	15	24	+ 60.0%
Median Sales Price*	\$2,209,375	\$750,000	- 66.1%	\$744,500	\$882,000	+ 18.5%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	103	83	- 19.4%	44	64	+ 45.5%
Percent of Original List Price Received*	95.5%	94.5%	- 1.0%	99.6%	96.6%	- 3.0%
New Listings	20	18	- 10.0%	37	31	- 16.2%

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

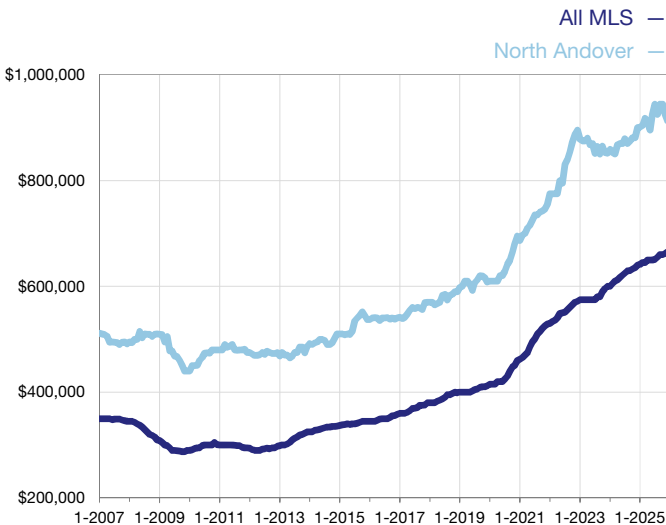
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	10	+ 42.9%	20	27	+ 35.0%
Closed Sales	5	10	+ 100.0%	20	21	+ 5.0%
Median Sales Price*	\$419,000	\$448,750	+ 7.1%	\$374,500	\$412,000	+ 10.0%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	43	79	+ 83.7%	35	64	+ 82.9%
Percent of Original List Price Received*	100.6%	97.9%	- 2.7%	100.6%	97.9%	- 2.7%
New Listings	10	14	+ 40.0%	22	28	+ 27.3%

* 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

