

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Andover

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	36	31	- 13.9%	84	62	- 26.2%
Closed Sales	19	9	- 52.6%	56	33	- 41.1%
Median Sales Price*	\$990,000	\$1,210,000	+ 22.2%	\$1,010,105	\$1,140,000	+ 12.9%
Inventory of Homes for Sale	41	34	- 17.1%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	34	25	- 26.5%	51	39	- 23.5%
Percent of Original List Price Received*	102.3%	107.0%	+ 4.6%	101.7%	103.9%	+ 2.2%
New Listings	37	36	- 2.7%	109	89	- 18.3%

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

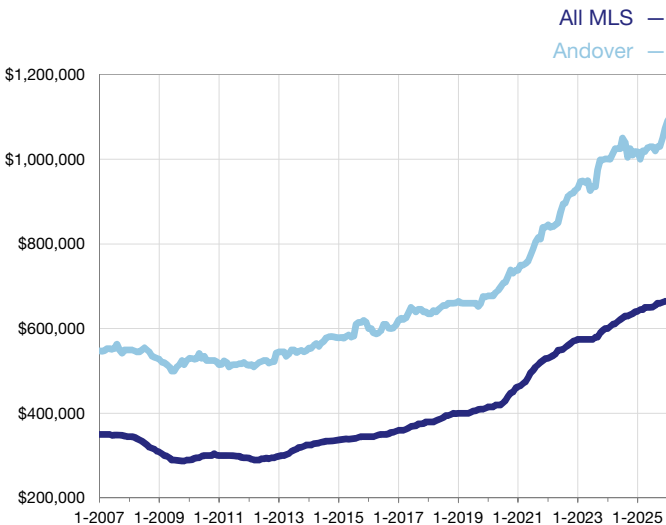
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	15	+ 25.0%	32	31	- 3.1%
Closed Sales	8	4	- 50.0%	24	18	- 25.0%
Median Sales Price*	\$455,500	\$500,000	+ 9.8%	\$442,450	\$470,000	+ 6.2%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	49	20	- 59.2%	47	40	- 14.9%
Percent of Original List Price Received*	100.1%	103.7%	+ 3.6%	100.6%	99.1%	- 1.5%
New Listings	14	13	- 7.1%	44	49	+ 11.4%

* 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

