

Andover

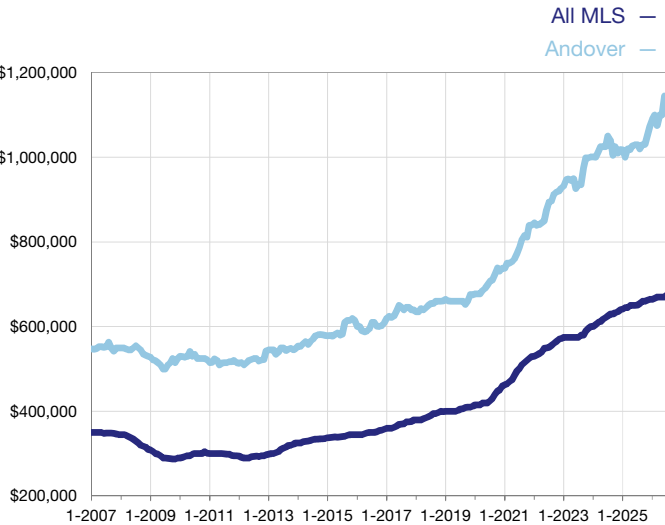
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	30	38	+ 26.7%	176	163	- 7.4%
Closed Sales	33	41	+ 24.2%	152	140	- 7.9%
Median Sales Price*	\$1,305,000	\$1,200,000	- 8.0%	\$1,112,500	\$1,229,000	+ 10.5%
Inventory of Homes for Sale	50	47	- 6.0%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	25	0.0%	35	31	- 11.4%
Percent of Original List Price Received*	103.2%	103.4%	+ 0.2%	103.2%	103.8%	+ 0.6%
New Listings	25	35	+ 40.0%	222	217	- 2.3%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	15	+ 114.3%	66	65	- 1.5%
Closed Sales	10	11	+ 10.0%	62	54	- 12.9%
Median Sales Price*	\$491,000	\$453,500	- 7.6%	\$490,650	\$522,000	+ 6.4%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	31	70	+ 125.8%	37	49	+ 32.4%
Percent of Original List Price Received*	101.6%	96.0%	- 5.5%	101.3%	97.8%	- 3.5%
New Listings	11	16	+ 45.5%	86	88	+ 2.3%

* 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

