

North Andover

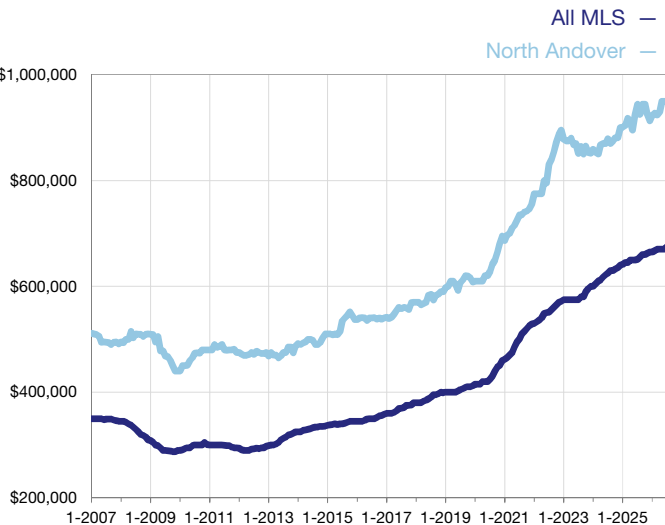
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	20	+ 11.1%	125	110	- 12.0%
Closed Sales	33	19	- 42.4%	114	93	- 18.4%
Median Sales Price*	\$975,000	\$987,500	+ 1.3%	\$944,500	\$1,010,000	+ 6.9%
Inventory of Homes for Sale	28	28	0.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 21.7%	22	34	+ 54.5%
Percent of Original List Price Received*	103.3%	105.9%	+ 2.5%	104.2%	104.1%	- 0.1%
New Listings	22	28	+ 27.3%	154	132	- 14.3%

* 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	17	11	- 35.3%	72	74	+ 2.8%
Closed Sales	8	7	- 12.5%	62	67	+ 8.1%
Median Sales Price*	\$399,950	\$385,000	- 3.7%	\$412,500	\$412,000	- 0.1%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	20	24	+ 20.0%	25	47	+ 88.0%
Percent of Original List Price Received*	100.9%	102.5%	+ 1.6%	102.0%	99.5%	- 2.5%
New Listings	15	9	- 40.0%	92	80	- 13.0%

* 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

