

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

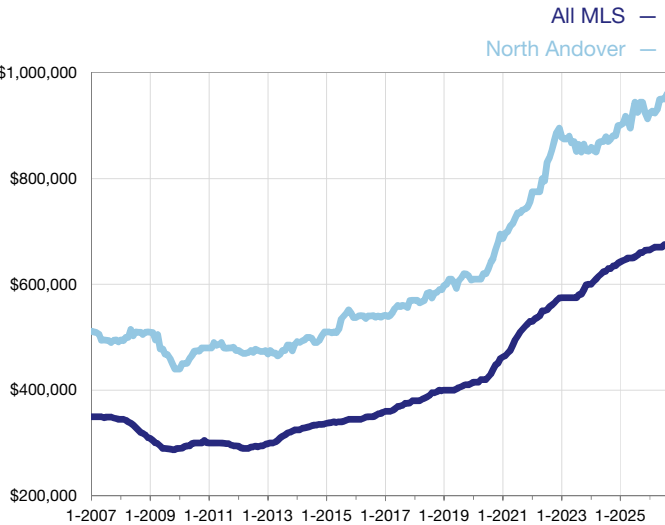
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	19	24	+ 26.3%	144	127	- 11.8%
Closed Sales	16	18	+ 12.5%	130	111	- 14.6%
Median Sales Price*	\$850,000	\$967,500	+ 13.8%	\$908,750	\$1,005,000	+ 10.6%
Inventory of Homes for Sale	19	32	+ 68.4%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	23	34	+ 47.8%
Percent of Original List Price Received*	102.9%	103.5%	+ 0.6%	104.0%	104.0%	0.0%
New Listings	13	22	+ 69.2%	167	153	- 8.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	15	+ 25.0%	84	88	+ 4.8%
Closed Sales	20	10	- 50.0%	82	77	- 6.1%
Median Sales Price*	\$445,000	\$395,000	- 11.2%	\$417,000	\$412,000	- 1.2%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	33	28	- 15.2%	27	44	+ 63.0%
Percent of Original List Price Received*	99.7%	99.3%	- 0.4%	101.4%	99.5%	- 1.9%
New Listings	16	15	- 6.3%	108	95	- 12.0%

* 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

