

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

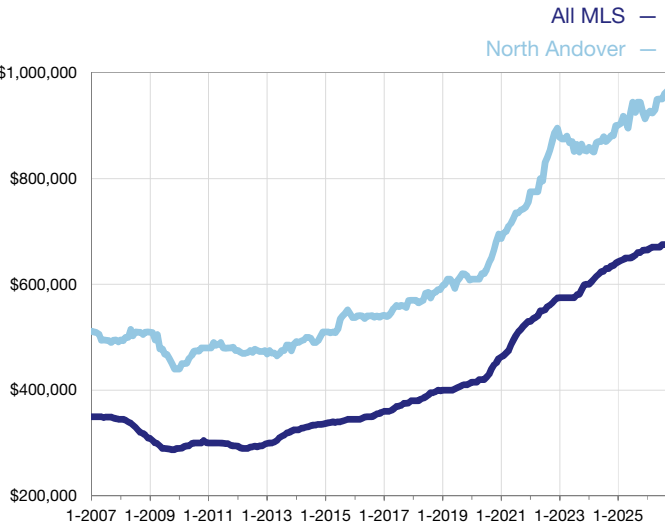
Single-Family Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				12	17	+ 41.7%	156	143	- 8.3%
Closed Sales				16	18	+ 12.5%	146	129	- 11.6%
Median Sales Price*				\$955,750	\$1,050,000	+ 9.9%	\$934,500	\$1,005,000	+ 7.5%
Inventory of Homes for Sale				26	40	+ 53.8%	--	--	--
Months Supply of Inventory				1.7	2.6	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale				29	51	+ 75.9%	24	36	+ 50.0%
Percent of Original List Price Received*				102.1%	97.9%	- 4.1%	103.8%	103.2%	- 0.6%
New Listings				21	28	+ 33.3%	188	181	- 3.7%

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

Condominium Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				17	16	- 5.9%	101	103	+ 2.0%
Closed Sales				11	11	0.0%	93	88	- 5.4%
Median Sales Price*				\$416,777	\$410,000	- 1.6%	\$416,777	\$411,000	- 1.4%
Inventory of Homes for Sale				23	21	- 8.7%	--	--	--
Months Supply of Inventory				2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale				38	48	+ 26.3%	28	45	+ 60.7%
Percent of Original List Price Received*				98.9%	96.6%	- 2.3%	101.1%	99.2%	- 1.9%
New Listings				17	22	+ 29.4%	125	116	- 7.2%

* 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

