Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

North Andover

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	21	**19**	- 9.5%	177	**162**	- 8.5%
Closed Sales	17	**17**	0.0%	163	**146**	- 10.4%
Median Sales Price*	$950,000	**$915,000**	- 3.7%	$945,000	**$1,000,000**	+ 5.8%
Inventory of Homes for Sale	24	**40**	+ 66.7%	--	--	--
Months Supply of Inventory	1.5	**2.7**	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	32	**24**	- 25.0%	25	**35**	+ 40.0%
Percent of Original List Price Received*	98.6%	**100.6%**	+ 2.0%	103.3%	**102.9%**	- 0.4%
New Listings	22	**25**	+ 13.6%	210	**206**	- 1.9%

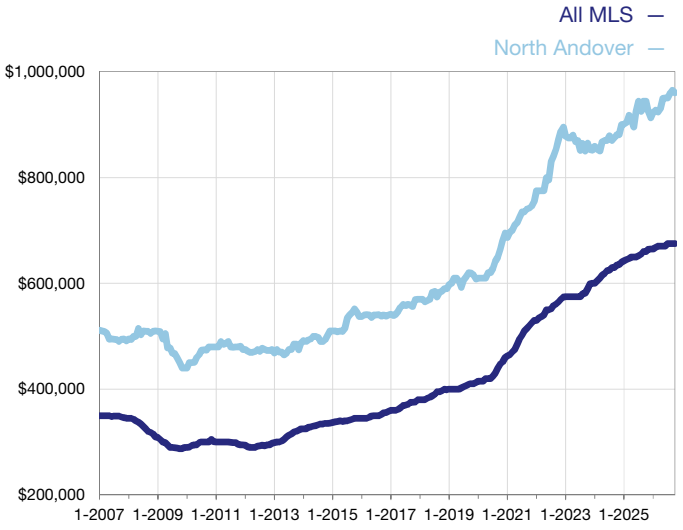
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

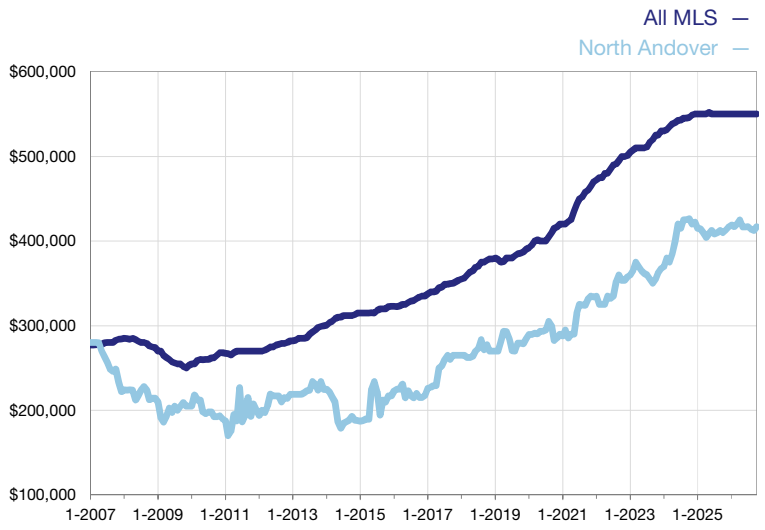
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**14**	+ 27.3%	112	**115**	+ 2.7%
Closed Sales	16	**17**	+ 6.3%	109	**105**	- 3.7%
Median Sales Price*	$411,500	**$420,000**	+ 2.1%	$415,000	**$415,000**	0.0%
Inventory of Homes for Sale	28	**20**	- 28.6%	--	--	--
Months Supply of Inventory	2.6	**1.8**	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	36	**20**	- 44.4%	29	**41**	+ 41.4%
Percent of Original List Price Received*	99.2%	**101.2%**	+ 2.0%	100.8%	**99.5%**	- 1.3%
New Listings	16	**13**	- 18.8%	141	**129**	- 8.5%

* 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



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