

# Andover, MA Area Market Review

2022 - 2026 As of May 24, 2026

Prepared by Lisa Johnson Sevajian on Monday, May 25, 2026

## Single Family

| Listing Inventory on May 24                    | 2022           | 2023           | 2024           | 2025           | 2026           |
|------------------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Listing Units                                  | 22             | 17             | 35             | 31             | 34             |
| Average Days on Market                         | 50             | 35             | 85             | 96             | 55             |
| Average List Price                             | \$1,657,504.55 | \$1,925,458.76 | \$1,878,902.80 | \$2,311,958.00 | \$1,829,020.56 |
| Average List \$ / SqFt                         | \$350.22       | \$377.50       | \$414.77       | \$445.10       | \$454.01       |
| Approximate Absorption Rate                    | 123.48%        | 134.80%        | 57.86%         | 79.30%         | 65.20%         |
| Approximate Months Supply of Inventory         | 0.81           | 0.74           | 1.73           | 1.26           | 1.53           |
| Listed (Year to Date)                          | 2022           | 2023           | 2024           | 2025           | 2026           |
| Listing Units (Taken)                          | 153            | 95             | 133            | 141            | 129            |
| Average Original List Price                    | \$1,019,109.69 | \$1,175,604.19 | \$1,205,633.80 | \$1,403,764.52 | \$1,494,789.13 |
| Average Original List \$ / SqFt                | \$345.71       | \$351.80       | \$380.39       | \$401.29       | \$415.85       |
| Went Pending (Year to Date)                    | 2022           | 2023           | 2024           | 2025           | 2026           |
| Listing Units (Went Pending)                   | 138            | 79             | 109            | 123            | 103            |
| Average List Price                             | \$1,045,367.27 | \$1,009,851.89 | \$1,105,399.99 | \$1,231,286.98 | \$1,383,077.66 |
| Average List \$ / SqFt                         | \$348.77       | \$340.55       | \$371.29       | \$383.17       | \$402.12       |
| Average Days to Offer                          | 18             | 18             | 19             | 21             | 17             |
| Listed & Price Changed (Year to Date)          | 2022           | 2023           | 2024           | 2025           | 2026           |
| Listing Units (Price Changed)                  | 9              | 12             | 12             | 29             | 13             |
| Average Original List Price                    | \$1,233,833.33 | \$1,088,049.83 | \$975,558.25   | \$1,584,386.17 | \$1,371,669.15 |
| Average Original List \$ / SqFt                | \$359.09       | \$420.51       | \$432.89       | \$428.51       | \$425.40       |
| Sold (Year to Date)                            | 2022           | 2023           | 2024           | 2025           | 2026           |
| Closed Units (Sold)                            | 80             | 47             | 61             | 78             | 55             |
| Average Days on Market                         | 27             | 56             | 45             | 44             | 36             |
| Average Days to Offer                          | 18             | 29             | 36             | 25             | 25             |
| Average Sale Price                             | \$1,020,767.18 | \$1,028,614.15 | \$1,171,019.80 | \$1,187,262.47 | \$1,399,375.78 |
| Average Sale \$ / SqFt                         | \$380.16       | \$348.89       | \$390.41       | \$389.37       | \$412.13       |
| Average List Price                             | \$943,012.26   | \$1,009,295.72 | \$1,151,716.36 | \$1,149,946.14 | \$1,364,349.09 |
| Average List \$ / SqFt                         | \$348.87       | \$339.95       | \$379.65       | \$374.85       | \$396.80       |
| Average Original List Price                    | \$954,333.51   | \$1,031,789.34 | \$1,174,604.90 | \$1,169,639.72 | \$1,385,821.82 |
| Average Original List \$ / SqFt                | \$352.30       | \$347.51       | \$386.25       | \$381.48       | \$401.29       |
| Average Sale Price as % of List Price          | 109.93%        | 102.39%        | 103.16%        | 103.92%        | 104.09%        |
| Average Sale Price as % of Original List Price | 109.35%        | 100.40%        | 101.52%        | 102.39%        | 103.04%        |
| Sold Units - Short Sale                        | 0              | 0              | 0              | 0              | 0              |
| Sold Units - Lender-Owned                      | 1              | 1              | 0              | 0              | 0              |
| 12-Month Activity as of May 24                 | 2022           | 2023           | 2024           | 2025           | 2026           |
| Units Listed                                   | 371            | 275            | 315            | 353            | 310            |
| Units Price Changed                            | 41             | 51             | 61             | 88             | 48             |
| Units Went Pending                             | 354            | 246            | 267            | 304            | 273            |
| Units Sold                                     | 326            | 275            | 243            | 295            | 266            |

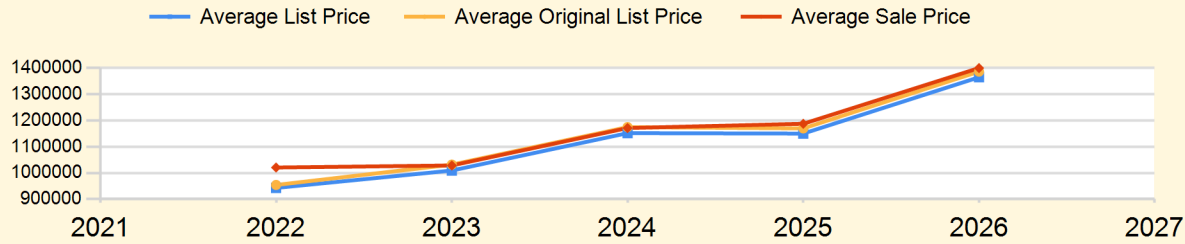
# Andover, MA Area Market Review

2022 - 2026 As of May 24, 2026

Prepared by Lisa Johnson Sevajian on Monday, May 25, 2026

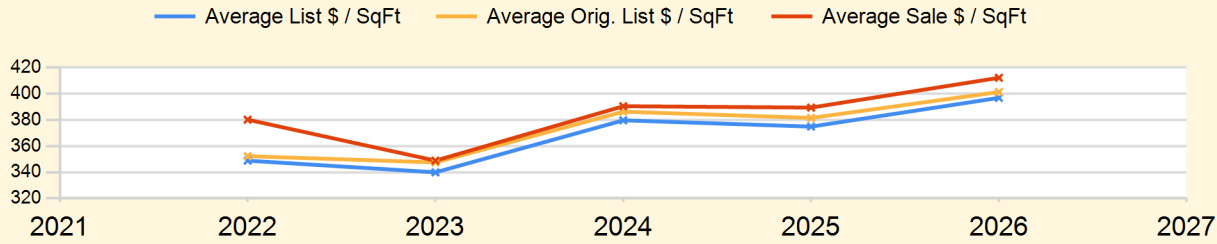
## Single Family

Average Price (Sold Inventory - Year to Date)



| Solds / Year        | 2022           | 2023           | 2024           | 2025           | 2026           |
|---------------------|----------------|----------------|----------------|----------------|----------------|
| List Price          | \$943,012.26   | \$1,009,295.72 | \$1,151,716.36 | \$1,149,946.14 | \$1,364,349.09 |
| Original List Price | \$954,333.51   | \$1,031,789.34 | \$1,174,604.90 | \$1,169,639.72 | \$1,385,821.82 |
| Sale Price          | \$1,020,767.18 | \$1,028,614.15 | \$1,171,019.80 | \$1,187,262.47 | \$1,399,375.78 |

Average Price / SqFt (Sold Inventory - Year to Date)



| Solds / Year         | 2022     | 2023     | 2024     | 2025     | 2026     |
|----------------------|----------|----------|----------|----------|----------|
| List \$ / SqFt       | \$348.87 | \$339.95 | \$379.65 | \$374.85 | \$396.80 |
| Orig. List \$ / SqFt | \$352.30 | \$347.51 | \$386.25 | \$381.48 | \$401.29 |
| Sale \$ / SqFt       | \$380.16 | \$348.89 | \$390.41 | \$389.37 | \$412.13 |

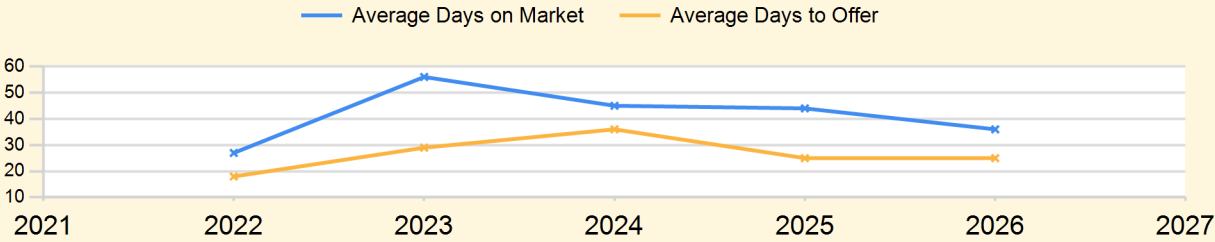
# Andover, MA Area Market Review

2022 - 2026 As of May 24, 2026

Prepared by Lisa Johnson Sevajian on Monday, May 25, 2026

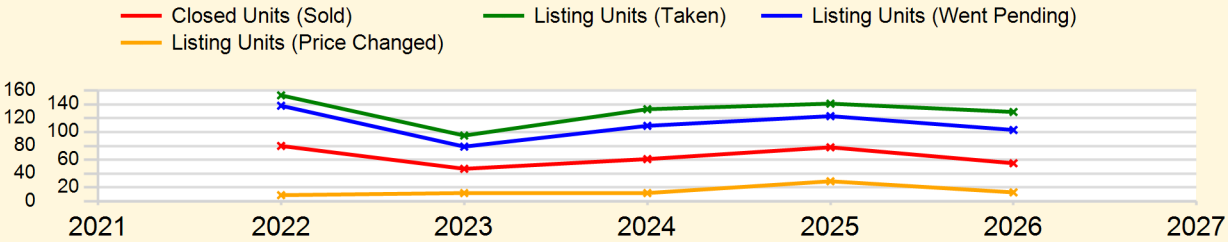
## Single Family

Average Days to Offer (Sold Inventory - Year to Date)



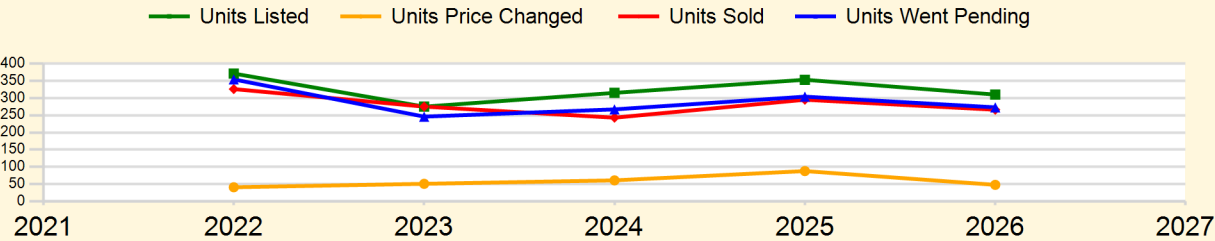
| Solds / Year   | 2022 | 2023 | 2024 | 2025 | 2026 |
|----------------|------|------|------|------|------|
| Days on Market | 27   | 56   | 45   | 44   | 36   |
| Days to Offer  | 18   | 29   | 36   | 25   | 25   |

Listing Units (Year to Date)



| Category / Year     | 2022 | 2023 | 2024 | 2025 | 2026 |
|---------------------|------|------|------|------|------|
| Units Sold          | 80   | 47   | 61   | 78   | 55   |
| Units Price Changed | 9    | 12   | 12   | 29   | 13   |
| Units Taken         | 153  | 95   | 133  | 141  | 129  |
| Units Went Pending  | 138  | 79   | 109  | 123  | 103  |

12 Months Activity



| Category / Year     | 2022 | 2023 | 2024 | 2025 | 2026 |
|---------------------|------|------|------|------|------|
| Units Listed        | 371  | 275  | 315  | 353  | 310  |
| Units Price Changed | 41   | 51   | 61   | 88   | 48   |
| Units Sold          | 326  | 275  | 243  | 295  | 266  |
| Units Went Pending  | 354  | 246  | 267  | 304  | 273  |