

North 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	9	5	12	19	14
Average Days on Market	45	18	22	20	34
Average List Price	\$1,151,570.44	\$1,207,580.00	\$1,005,891.58	\$1,049,184.21	\$1,262,664.29
Average List \$ / SqFt	\$367.20	\$315.42	\$315.59	\$337.59	\$346.48
Approximate Absorption Rate	250.93%	346.67%	124.31%	78.51%	121.43%
Approximate Months Supply of Inventory	0.40	0.29	0.80	1.27	0.82
Listed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Taken)	118	80	80	99	81
Average Original List Price	\$892,982.77	\$882,576.24	\$925,209.98	\$988,094.93	\$1,065,292.42
Average Original List \$ / SqFt	\$343.10	\$314.13	\$331.85	\$356.04	\$364.44
Went Pending (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Went Pending)	104	77	70	84	75
Average List Price	\$846,243.59	\$870,566.13	\$926,055.56	\$982,148.79	\$997,734.64
Average List \$ / SqFt	\$311.30	\$314.92	\$330.89	\$358.11	\$361.19
Average Days to Offer	9	16	16	11	23
Listed & Price Changed (Year to Date)	2022	2023	2024	2025	2026
Listing Units (Price Changed)	11	9	6	11	11
Average Original List Price	\$1,221,084.91	\$889,122.22	\$970,033.33	\$978,045.45	\$1,104,753.45
Average Original List \$ / SqFt	\$640.09	\$274.97	\$385.41	\$336.00	\$349.74
Sold (Year to Date)	2022	2023	2024	2025	2026
Closed Units (Sold)	55	39	42	42	50
Average Days on Market	19	34	29	26	43
Average Days to Offer	10	21	21	15	27
Average Sale Price	\$898,099.67	\$843,286.21	\$923,813.10	\$962,953.55	\$961,209.14
Average Sale \$ / SqFt	\$341.21	\$328.82	\$355.61	\$384.64	\$365.34
Average List Price	\$833,452.95	\$822,904.79	\$894,054.52	\$922,380.93	\$934,268.00
Average List \$ / SqFt	\$315.20	\$320.98	\$342.42	\$362.37	\$353.21
Average Original List Price	\$916,816.58	\$833,289.59	\$904,745.00	\$930,002.36	\$946,070.00
Average Original List \$ / SqFt	\$376.25	\$323.51	\$345.45	\$366.29	\$358.34
Average Sale Price as % of List Price	108.13%	102.55%	103.92%	105.73%	103.09%
Average Sale Price as % of Original List Price	106.24%	101.71%	103.10%	104.76%	101.73%
Sold Units - Short Sale	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0
12-Month Activity as of May 24	2022	2023	2024	2025	2026
Units Listed	303	227	196	208	221
Units Price Changed	41	43	27	35	44
Units Went Pending	285	202	179	198	199
Units Sold	271	208	179	179	204

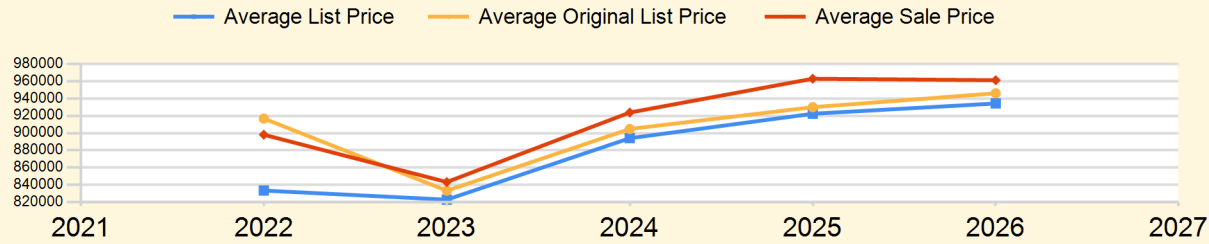
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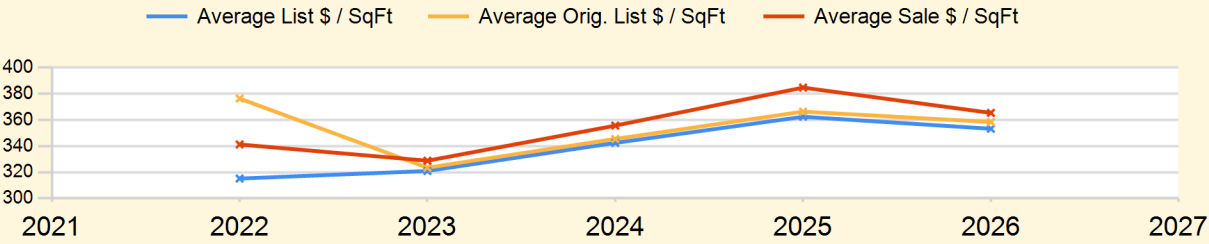
Single Family

Average Price (Sold Inventory - Year to Date)



Solds / Year	2022	2023	2024	2025	2026
List Price	\$833,452.95	\$822,904.79	\$894,054.52	\$922,380.93	\$934,268.00
Original List Price	\$916,816.58	\$833,289.59	\$904,745.00	\$930,002.36	\$946,070.00
Sale Price	\$898,099.67	\$843,286.21	\$923,813.10	\$962,953.55	\$961,209.14

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



Solds / Year	2022	2023	2024	2025	2026
List \$ / SqFt	\$315.20	\$320.98	\$342.42	\$362.37	\$353.21
Orig. List \$ / SqFt	\$376.25	\$323.51	\$345.45	\$366.29	\$358.34
Sale \$ / SqFt	\$341.21	\$328.82	\$355.61	\$384.64	\$365.34

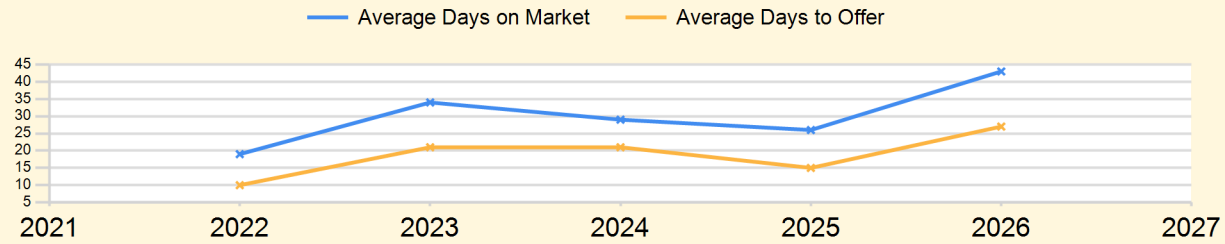
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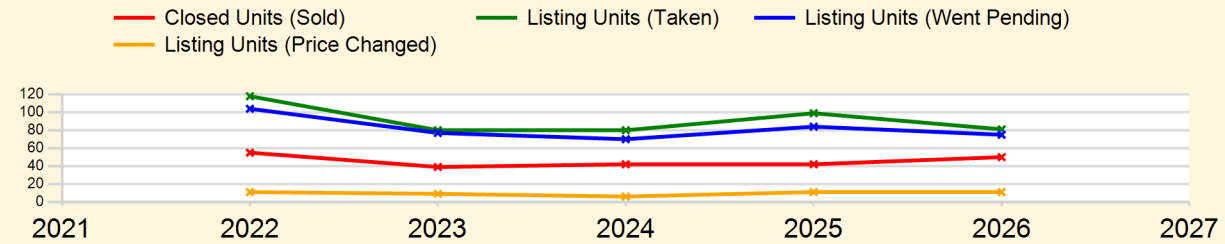
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Average Days to Offer (Sold Inventory - Year to Date)



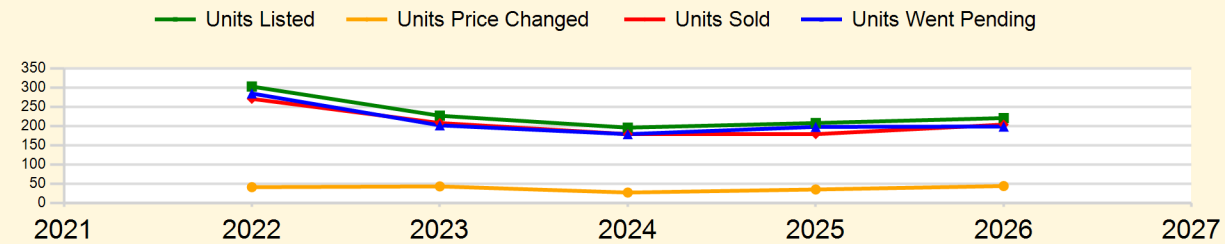
Solds / Year	2022	2023	2024	2025	2026
Days on Market	19	34	29	26	43
Days to Offer	10	21	21	15	27

Listing Units (Year to Date)



Category / Year	2022	2023	2024	2025	2026
Units Sold	55	39	42	42	50
Units Price Changed	11	9	6	11	11
Units Taken	118	80	80	99	81
Units Went Pending	104	77	70	84	75

12 Months Activity



Category / Year	2022	2023	2024	2025	2026
Units Listed	303	227	196	208	221
Units Price Changed	41	43	27	35	44
Units Sold	271	208	179	179	204
Units Went Pending	285	202	179	198	199