



**NORTHEAST
ASSOCIATION OF
REALTORS®**

**NEAR LOCAL HOUSING MARKET REPORT
NOV. 2025**

Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 11.5%

- 0.5%

- 4.2%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	207	233	+ 12.6%	2,552	2,544	- 0.3%
Closed Sales	226	199	- 11.9%	2,466	2,406	- 2.4%
Median Sales Price*	\$662,500	\$685,000	+ 3.4%	\$680,000	\$712,230	+ 4.7%
Inventory of Homes for Sale	310	288	- 7.1%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 24.2%	27	31	+ 14.3%
Percent of Original List Price Received*	100.8%	98.9%	- 1.9%	102.6%	101.5%	- 1.1%
New Listings	149	189	+ 26.8%	2,996	3,043	+ 1.6%

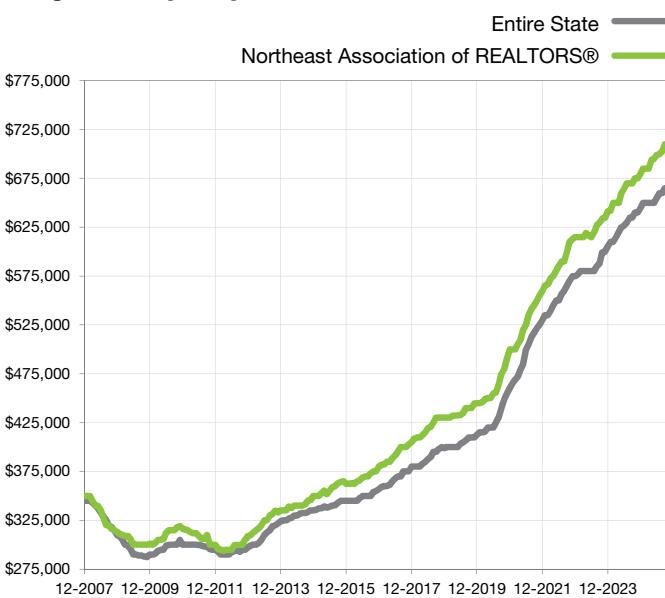
Condominium Properties

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	81	109	+ 34.6%	1,097	1,076	- 1.9%
Closed Sales	96	86	- 10.4%	1,057	1,024	- 3.1%
Median Sales Price*	\$395,000	\$400,500	+ 1.4%	\$400,000	\$415,000	+ 3.8%
Inventory of Homes for Sale	161	163	+ 1.2%	--	--	--
Months Supply of Inventory	1.7	1.7	+ 3.0%	--	--	--
Cumulative Days on Market Until Sale	27	41	+ 50.2%	27	35	+ 30.0%
Percent of Original List Price Received*	99.6%	99.0%	- 0.6%	101.6%	100.1%	- 1.5%
New Listings	84	76	- 9.5%	1,317	1,324	+ 0.5%

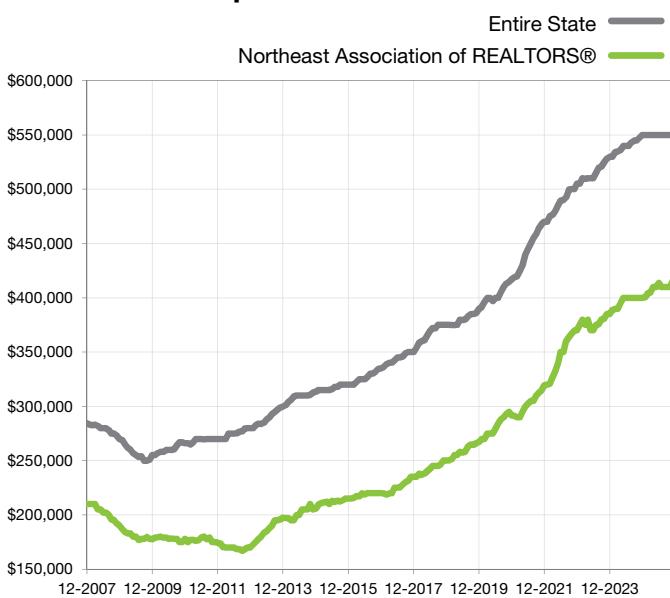
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Andover

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	21	25	+ 19.0%	270	275	+ 1.9%
Closed Sales	22	14	- 36.4%	250	259	+ 3.6%
Median Sales Price*	\$862,500	\$943,250	+ 9.4%	\$1,022,500	\$1,071,000	+ 4.7%
Inventory of Homes for Sale	33	17	- 48.5%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	22	46	+ 109.1%	29	35	+ 20.7%
Percent of Original List Price Received*	100.9%	100.5%	- 0.4%	103.6%	102.0%	- 1.5%
New Listings	7	13	+ 85.7%	321	308	- 4.0%

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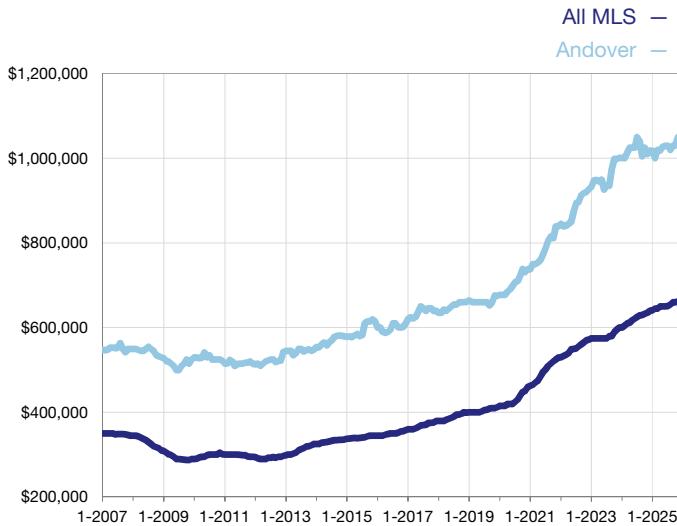
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	10	+ 100.0%	82	93	+ 13.4%
Closed Sales	5	6	+ 20.0%	79	86	+ 8.9%
Median Sales Price*	\$430,000	\$609,950	+ 41.8%	\$415,000	\$504,450	+ 21.6%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	54	37	- 31.5%	28	36	+ 28.6%
Percent of Original List Price Received*	97.9%	97.5%	- 0.4%	101.2%	101.0%	- 0.2%
New Listings	5	2	- 60.0%	103	118	+ 14.6%

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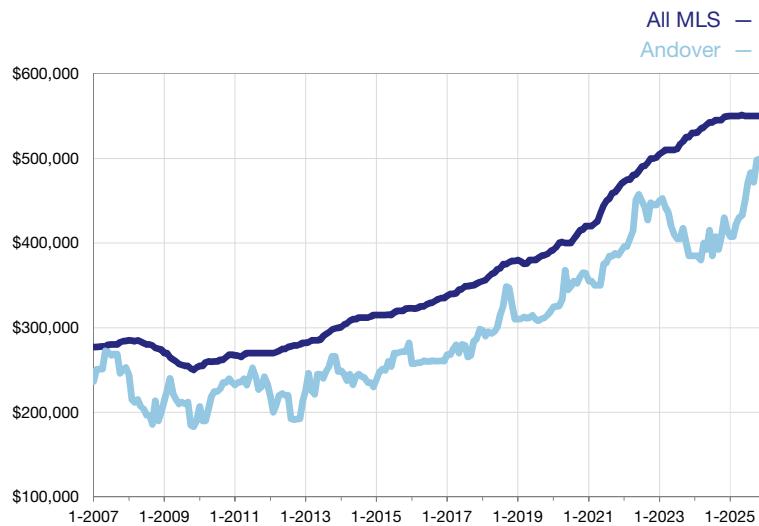
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Billerica

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	23	22	- 4.3%	239	271	+ 13.4%
Closed Sales	17	18	+ 5.9%	231	260	+ 12.6%
Median Sales Price*	\$715,000	\$709,500	- 0.8%	\$681,000	\$717,500	+ 5.4%
Inventory of Homes for Sale	32	27	- 15.6%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	25	46	+ 84.0%	24	27	+ 12.5%
Percent of Original List Price Received*	99.7%	97.5%	- 2.2%	102.9%	101.4%	- 1.5%
New Listings	20	16	- 20.0%	279	312	+ 11.8%

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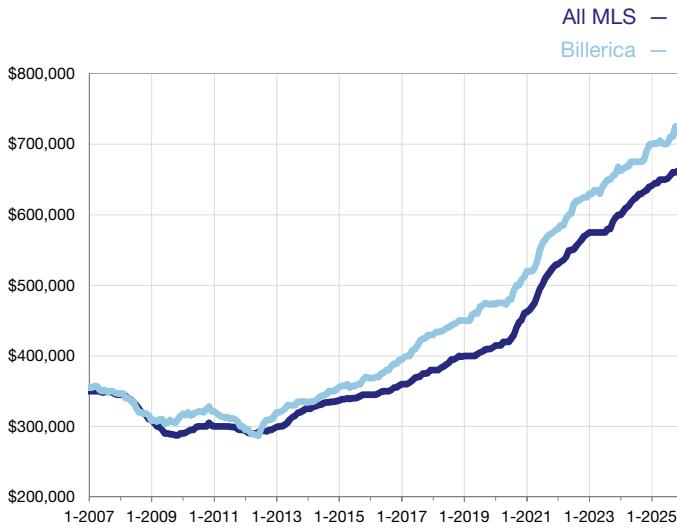
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	7	+ 75.0%	58	42	- 27.6%
Closed Sales	5	1	- 80.0%	53	39	- 26.4%
Median Sales Price*	\$340,000	\$255,000	- 25.0%	\$346,000	\$457,000	+ 32.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	18	26	+ 44.4%
Percent of Original List Price Received*	101.0%	100.0%	- 1.0%	101.4%	99.9%	- 1.5%
New Listings	7	3	- 57.1%	67	51	- 23.9%

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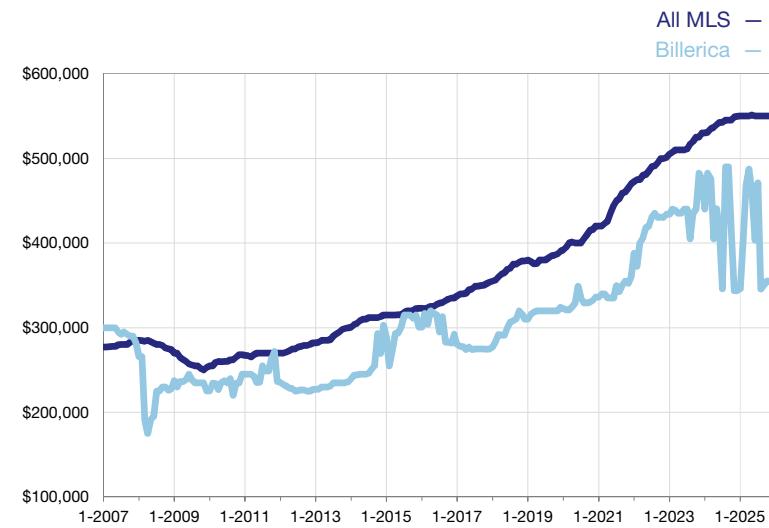
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	5	- 58.3%	90	88	- 2.2%
Closed Sales	6	10	+ 66.7%	79	92	+ 16.5%
Median Sales Price*	\$957,500	\$920,000	- 3.9%	\$925,000	\$1,075,000	+ 16.2%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	15	24	+ 60.0%	30	34	+ 13.3%
Percent of Original List Price Received*	103.2%	98.4%	- 4.7%	100.7%	100.3%	- 0.4%
New Listings	5	5	0.0%	106	109	+ 2.8%

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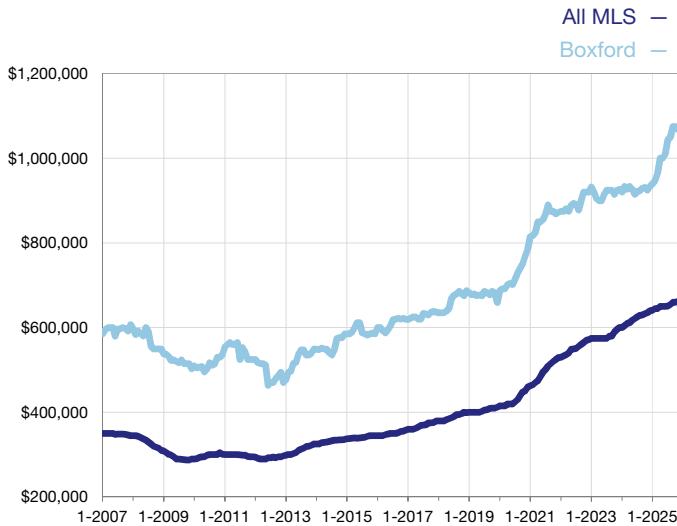
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	0	- 100.0%	13	2	- 84.6%
Closed Sales	0	1	--	9	9	0.0%
Median Sales Price*	\$0	\$1,385,000	--	\$1,069,995	\$1,224,069	+ 14.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	82	--	120	66	- 45.0%
Percent of Original List Price Received*	0.0%	92.3%	--	98.4%	98.7%	+ 0.3%
New Listings	0	0	--	12	2	- 83.3%

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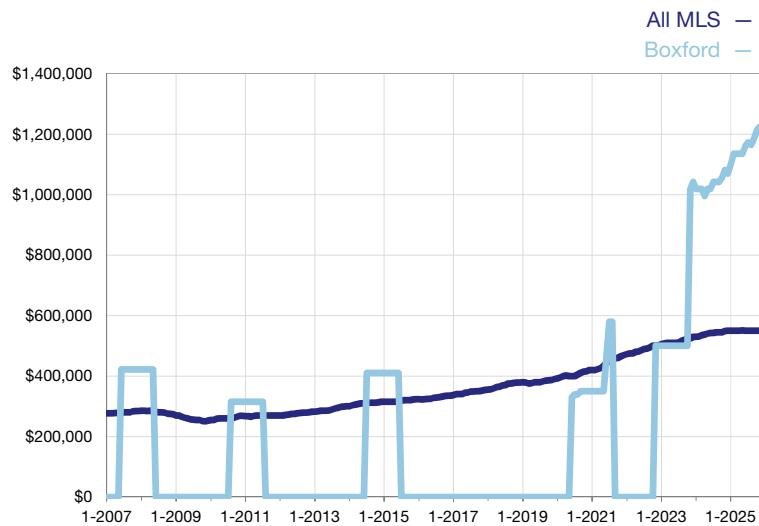
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2025

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Carlisle

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	2	- 33.3%	51	64	+ 25.5%
Closed Sales	5	3	- 40.0%	46	61	+ 32.6%
Median Sales Price*	\$1,749,900	\$1,289,000	- 26.3%	\$1,365,000	\$1,435,000	+ 5.1%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	57	19	- 66.7%	38	50	+ 31.6%
Percent of Original List Price Received*	98.4%	101.0%	+ 2.6%	100.8%	99.4%	- 1.4%
New Listings	2	3	+ 50.0%	68	73	+ 7.4%

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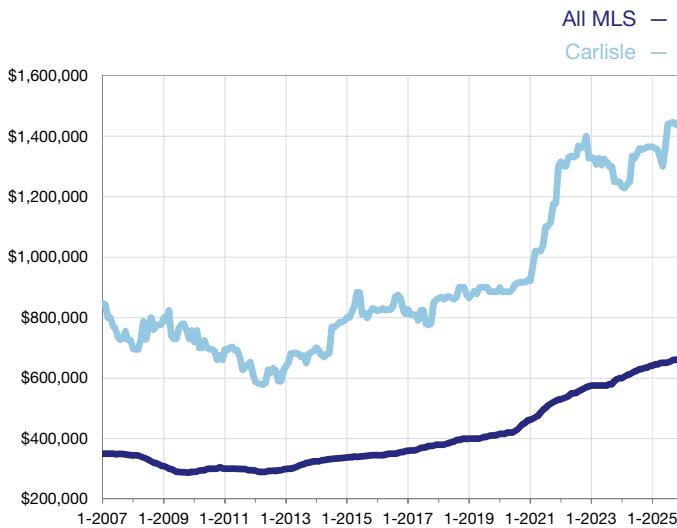
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	0	3	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$1,050,050	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	18	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	105.3%	--
New Listings	0	0	--	0	5	--

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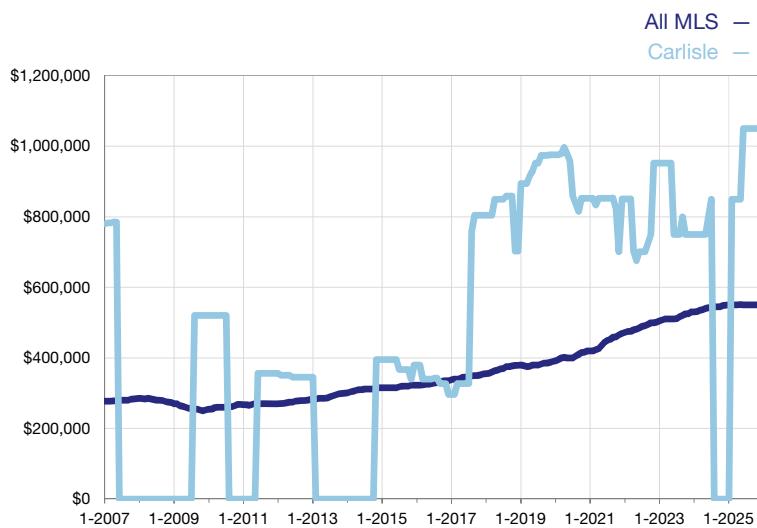
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

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Chelmsford

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	21	13	- 38.1%	250	200	- 20.0%
Closed Sales	24	12	- 50.0%	240	194	- 19.2%
Median Sales Price*	\$747,500	\$678,500	- 9.2%	\$715,000	\$720,000	+ 0.7%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	24	22	- 8.3%
Percent of Original List Price Received*	102.3%	100.6%	- 1.7%	103.4%	102.8%	- 0.6%
New Listings	14	16	+ 14.3%	267	233	- 12.7%

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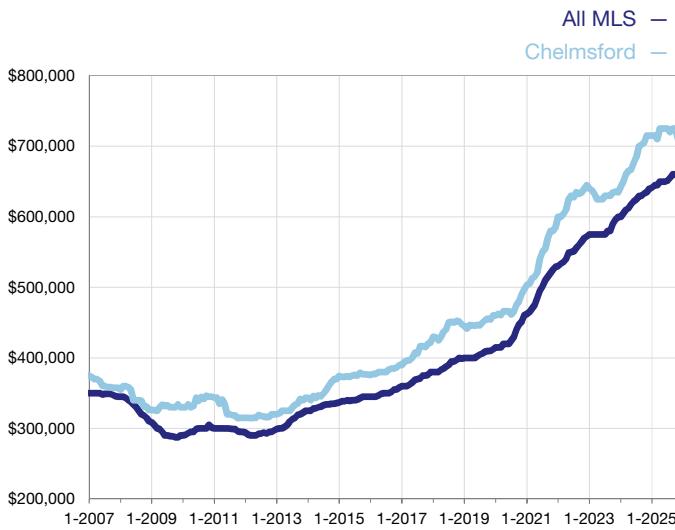
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	9	- 10.0%	127	126	- 0.8%
Closed Sales	6	11	+ 83.3%	118	118	0.0%
Median Sales Price*	\$534,950	\$450,000	- 15.9%	\$445,000	\$439,950	- 1.1%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	26	31	+ 19.2%
Percent of Original List Price Received*	100.9%	100.7%	- 0.2%	102.5%	100.9%	- 1.6%
New Listings	9	11	+ 22.2%	147	143	- 2.7%

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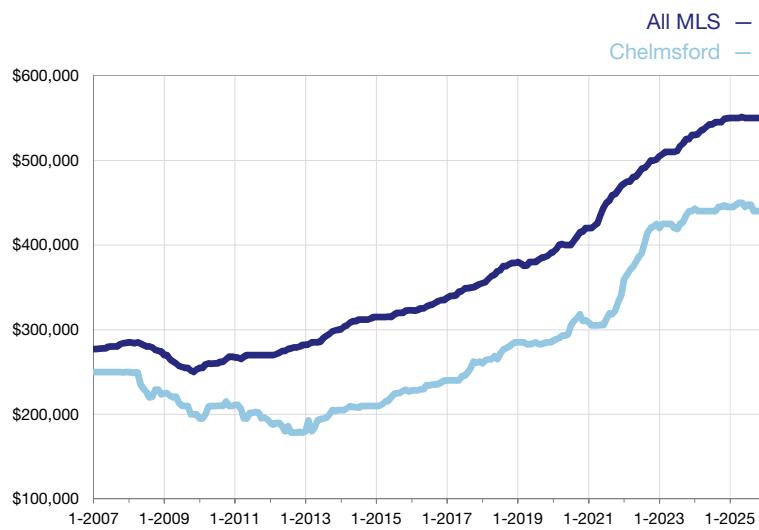
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dracut

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	12	- 7.7%	187	184	- 1.6%
Closed Sales	23	13	- 43.5%	180	176	- 2.2%
Median Sales Price*	\$550,000	\$635,000	+ 15.5%	\$580,000	\$594,500	+ 2.5%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	25	32	+ 28.0%	21	26	+ 23.8%
Percent of Original List Price Received*	100.6%	99.1%	- 1.5%	101.8%	100.9%	- 0.9%
New Listings	11	14	+ 27.3%	213	213	0.0%

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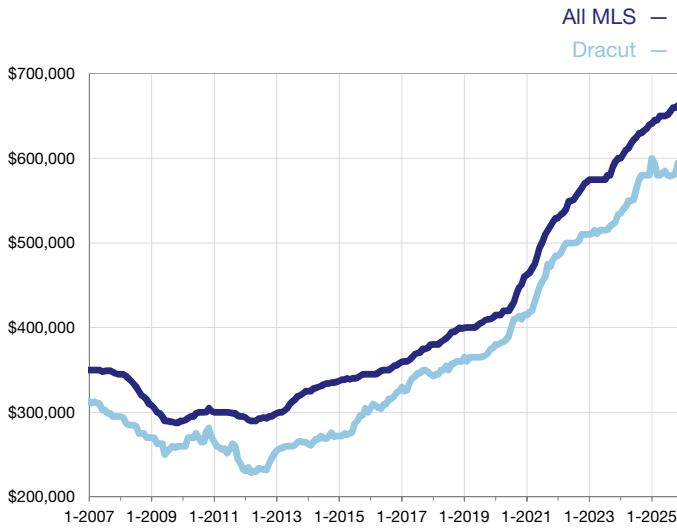
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	14	+ 75.0%	93	115	+ 23.7%
Closed Sales	8	8	0.0%	91	108	+ 18.7%
Median Sales Price*	\$345,000	\$335,000	- 2.9%	\$345,000	\$340,000	- 1.4%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	3.0	1.3	- 56.7%	--	--	--
Cumulative Days on Market Until Sale	14	53	+ 278.6%	18	39	+ 116.7%
Percent of Original List Price Received*	100.4%	98.9%	- 1.5%	102.9%	99.8%	- 3.0%
New Listings	12	6	- 50.0%	121	120	- 0.8%

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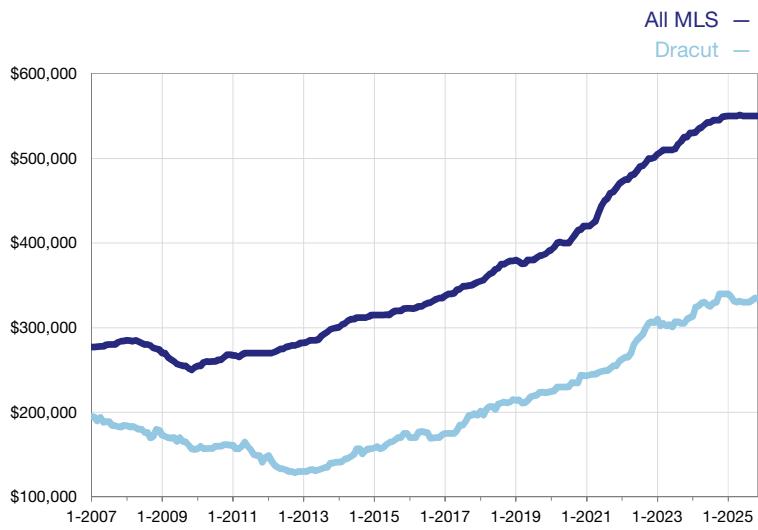
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dunstable

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	2	- 33.3%	25	24	- 4.0%
Closed Sales	0	3	--	24	23	- 4.2%
Median Sales Price*	\$0	\$1,050,000	--	\$902,501	\$804,000	- 10.9%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	0	34	--	36	53	+ 47.2%
Percent of Original List Price Received*	0.0%	97.2%	--	103.4%	100.3%	- 3.0%
New Listings	0	2	--	23	26	+ 13.0%

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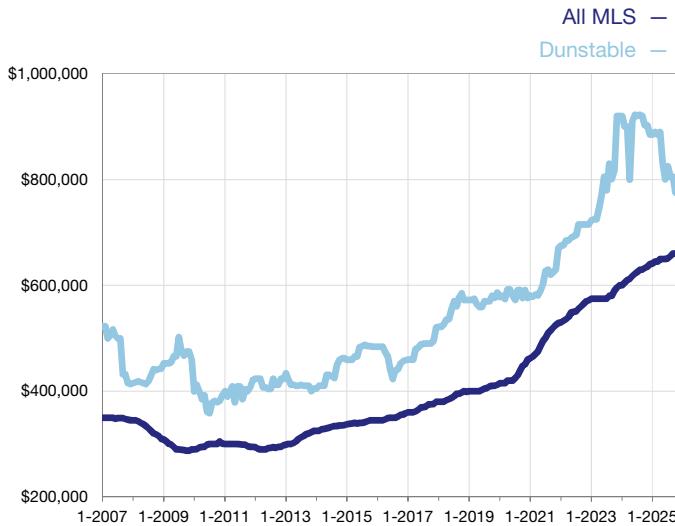
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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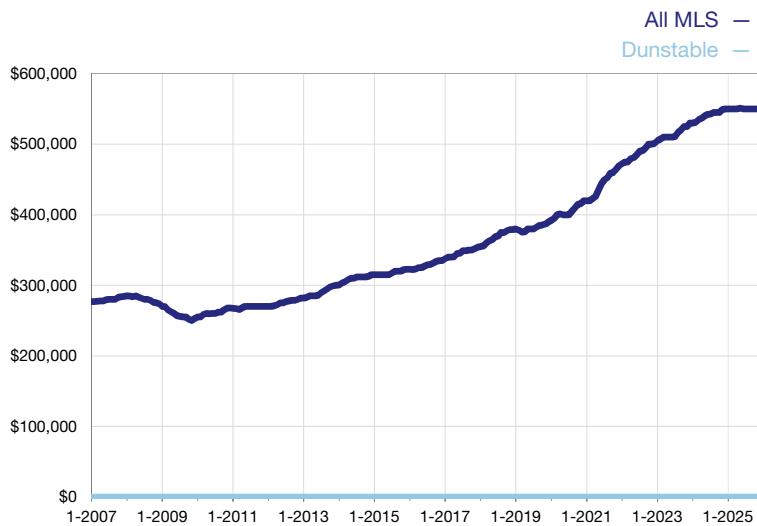
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

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Lawrence

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	11	+ 37.5%	120	118	- 1.7%
Closed Sales	9	15	+ 66.7%	112	117	+ 4.5%
Median Sales Price*	\$535,000	\$500,000	- 6.5%	\$515,000	\$540,000	+ 4.9%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	18	28	+ 55.6%	23	29	+ 26.1%
Percent of Original List Price Received*	104.8%	99.9%	- 4.7%	104.0%	101.8%	- 2.1%
New Listings	8	10	+ 25.0%	148	141	- 4.7%

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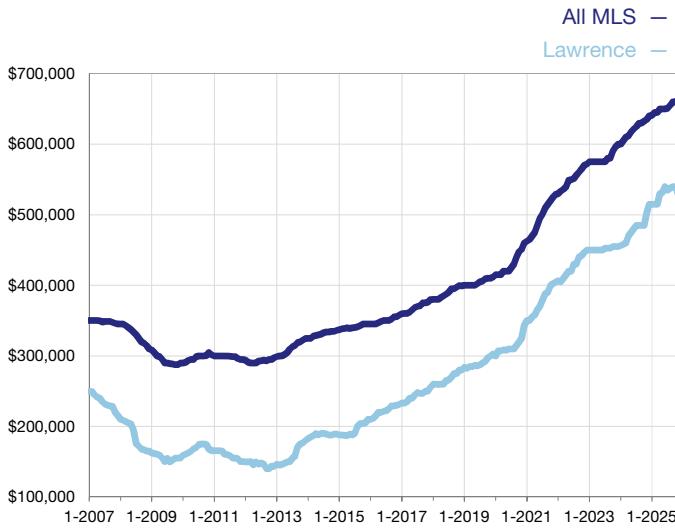
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	6	+ 100.0%	47	47	0.0%
Closed Sales	4	6	+ 50.0%	48	42	- 12.5%
Median Sales Price*	\$265,500	\$302,500	+ 13.9%	\$268,000	\$310,750	+ 16.0%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.3%	38	30	- 21.1%
Percent of Original List Price Received*	101.0%	108.1%	+ 7.0%	100.8%	101.6%	+ 0.8%
New Listings	3	7	+ 133.3%	58	63	+ 8.6%

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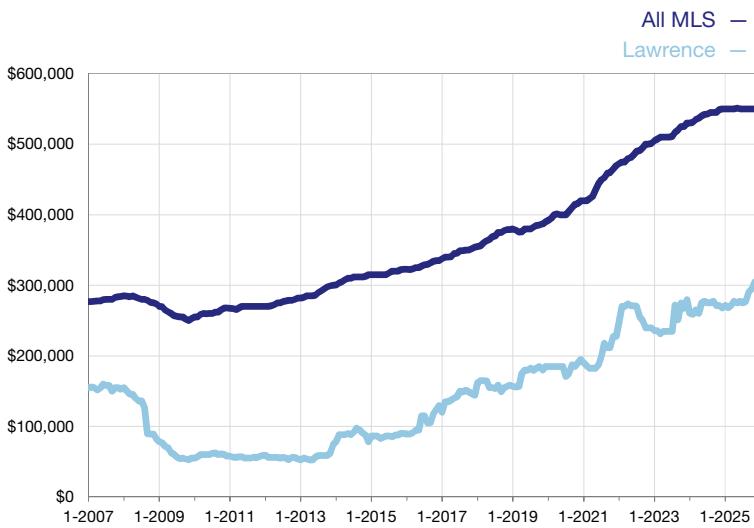
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Littleton

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	5	0.0%	79	64	- 19.0%
Closed Sales	7	5	- 28.6%	79	57	- 27.8%
Median Sales Price*	\$699,900	\$675,000	- 3.6%	\$835,000	\$830,000	- 0.6%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	22	116	+ 427.3%	28	48	+ 71.4%
Percent of Original List Price Received*	101.8%	97.2%	- 4.5%	102.2%	99.5%	- 2.6%
New Listings	2	7	+ 250.0%	89	74	- 16.9%

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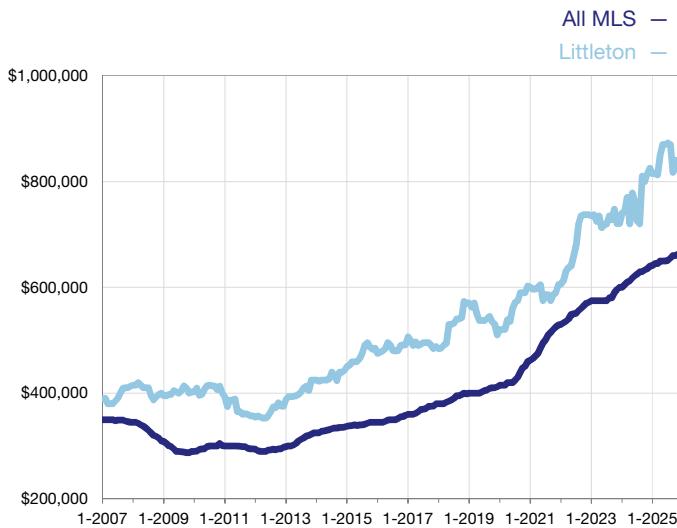
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	4	7	+ 75.0%
Closed Sales	0	1	--	4	7	+ 75.0%
Median Sales Price*	\$0	\$765,000	--	\$496,500	\$755,000	+ 52.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	0	30	--	30	61	+ 103.3%
Percent of Original List Price Received*	0.0%	100.0%	--	98.4%	99.0%	+ 0.6%
New Listings	2	0	- 100.0%	6	7	+ 16.7%

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

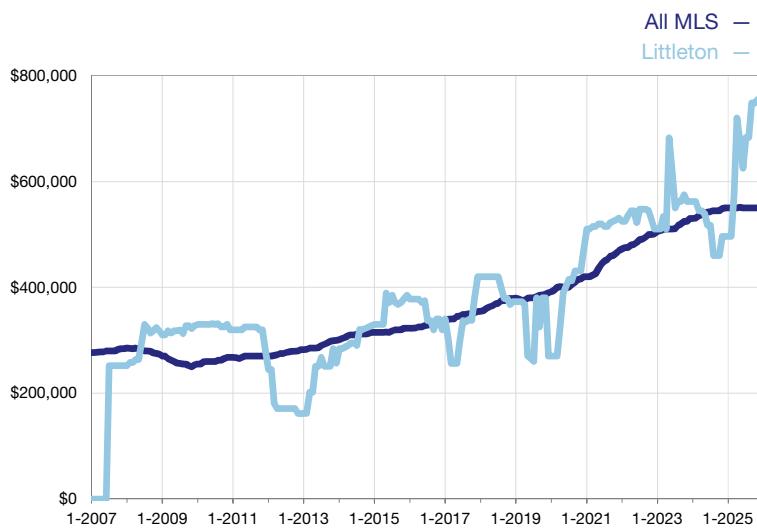
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lowell

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	33	40	+ 21.2%	338	344	+ 1.8%
Closed Sales	39	28	- 28.2%	333	322	- 3.3%
Median Sales Price*	\$575,000	\$538,450	- 6.4%	\$512,000	\$527,750	+ 3.1%
Inventory of Homes for Sale	43	44	+ 2.3%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	45	40	- 11.1%	28	30	+ 7.1%
Percent of Original List Price Received*	100.6%	97.3%	- 3.3%	102.1%	100.5%	- 1.6%
New Listings	21	31	+ 47.6%	388	408	+ 5.2%

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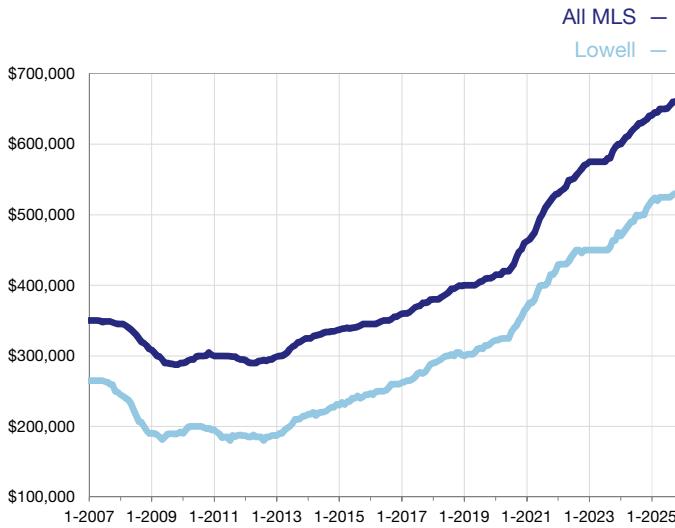
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	21	16	- 23.8%	241	221	- 8.3%
Closed Sales	29	16	- 44.8%	226	208	- 8.0%
Median Sales Price*	\$300,000	\$347,500	+ 15.8%	\$344,950	\$338,250	- 1.9%
Inventory of Homes for Sale	32	51	+ 59.4%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	33	44	+ 33.3%	27	36	+ 33.3%
Percent of Original List Price Received*	98.0%	98.1%	+ 0.1%	101.5%	99.6%	- 1.9%
New Listings	18	13	- 27.8%	277	295	+ 6.5%

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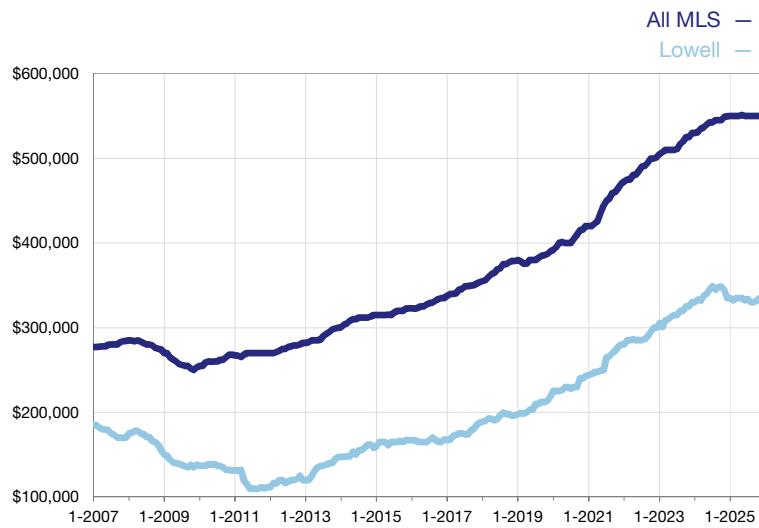
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

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Methuen

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	33	33	0.0%	283	297	+ 4.9%
Closed Sales	23	27	+ 17.4%	275	274	- 0.4%
Median Sales Price*	\$645,000	\$599,900	- 7.0%	\$595,000	\$620,000	+ 4.2%
Inventory of Homes for Sale	37	36	- 2.7%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	36	33	- 8.3%	25	28	+ 12.0%
Percent of Original List Price Received*	101.1%	98.4%	- 2.7%	102.3%	101.9%	- 0.4%
New Listings	23	27	+ 17.4%	326	350	+ 7.4%

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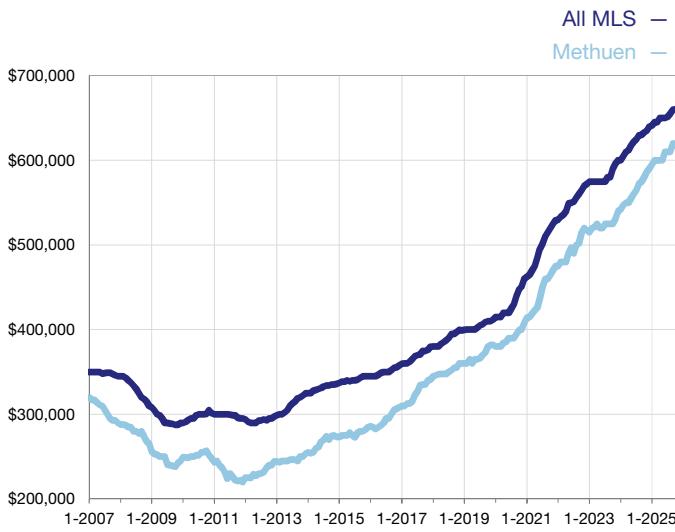
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	13	+ 225.0%	102	85	- 16.7%
Closed Sales	9	8	- 11.1%	99	81	- 18.2%
Median Sales Price*	\$405,000	\$397,500	- 1.9%	\$399,000	\$419,900	+ 5.2%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	32	+ 68.4%	24	29	+ 20.8%
Percent of Original List Price Received*	98.8%	96.9%	- 1.9%	101.1%	99.3%	- 1.8%
New Listings	3	8	+ 166.7%	117	97	- 17.1%

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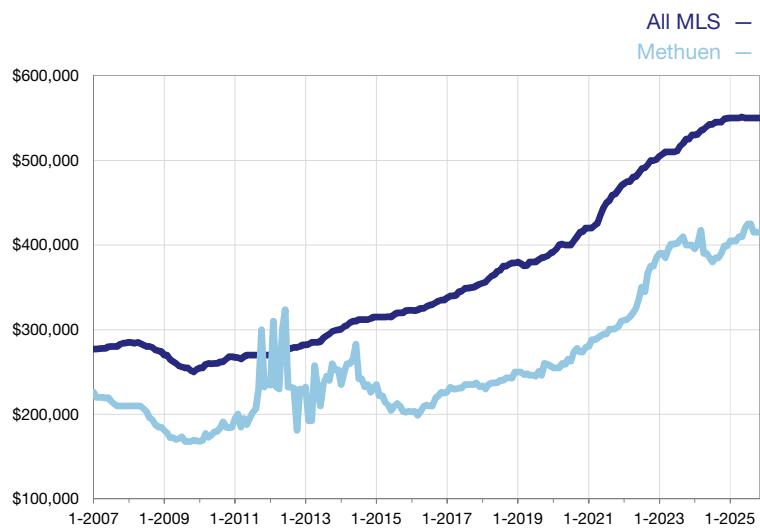
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Andover

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	12	+ 140.0%	167	189	+ 13.2%
Closed Sales	14	16	+ 14.3%	166	179	+ 7.8%
Median Sales Price*	\$885,000	\$885,000	0.0%	\$900,000	\$925,000	+ 2.8%
Inventory of Homes for Sale	12	21	+ 75.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	31	39	+ 25.8%	27	26	- 3.7%
Percent of Original List Price Received*	97.8%	101.9%	+ 4.2%	102.9%	103.1%	+ 0.2%
New Listings	7	13	+ 85.7%	182	223	+ 22.5%

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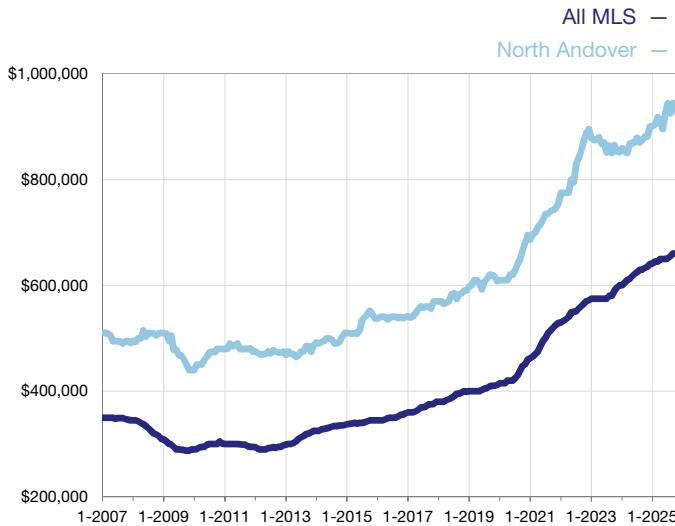
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	15	+ 87.5%	124	128	+ 3.2%
Closed Sales	12	12	0.0%	122	121	- 0.8%
Median Sales Price*	\$400,000	\$412,500	+ 3.1%	\$426,000	\$415,000	- 2.6%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	30	61	+ 103.3%	22	32	+ 45.5%
Percent of Original List Price Received*	98.9%	96.7%	- 2.2%	100.8%	100.4%	- 0.4%
New Listings	4	12	+ 200.0%	134	153	+ 14.2%

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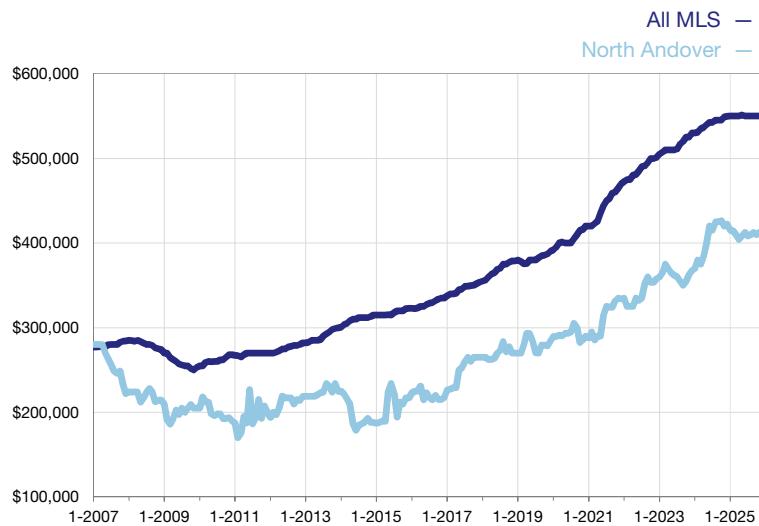
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

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Tewksbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	23	+ 109.1%	195	191	- 2.1%
Closed Sales	18	21	+ 16.7%	197	176	- 10.7%
Median Sales Price*	\$642,500	\$749,900	+ 16.7%	\$680,000	\$735,000	+ 8.1%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	31	+ 24.0%	24	23	- 4.2%
Percent of Original List Price Received*	102.5%	100.5%	- 2.0%	102.9%	103.1%	+ 0.2%
New Listings	9	13	+ 44.4%	205	212	+ 3.4%

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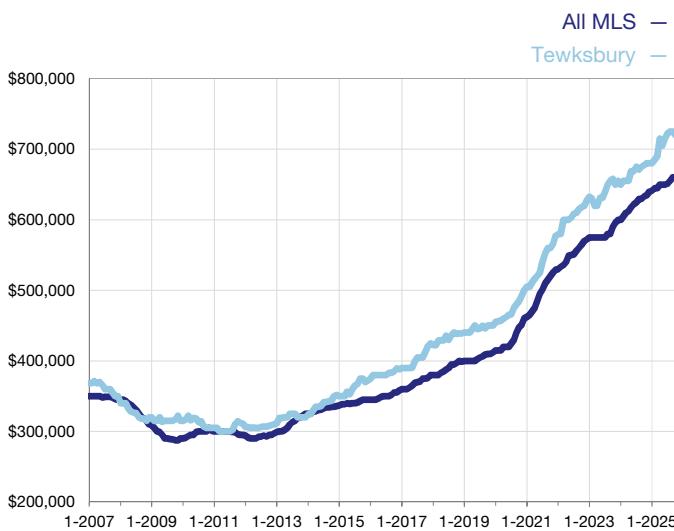
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	7	0.0%	111	90	- 18.9%
Closed Sales	9	10	+ 11.1%	112	89	- 20.5%
Median Sales Price*	\$545,000	\$522,500	- 4.1%	\$485,000	\$514,900	+ 6.2%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	15	33	+ 120.0%	24	25	+ 4.2%
Percent of Original List Price Received*	100.5%	98.4%	- 2.1%	102.5%	101.2%	- 1.3%
New Listings	6	4	- 33.3%	119	98	- 17.6%

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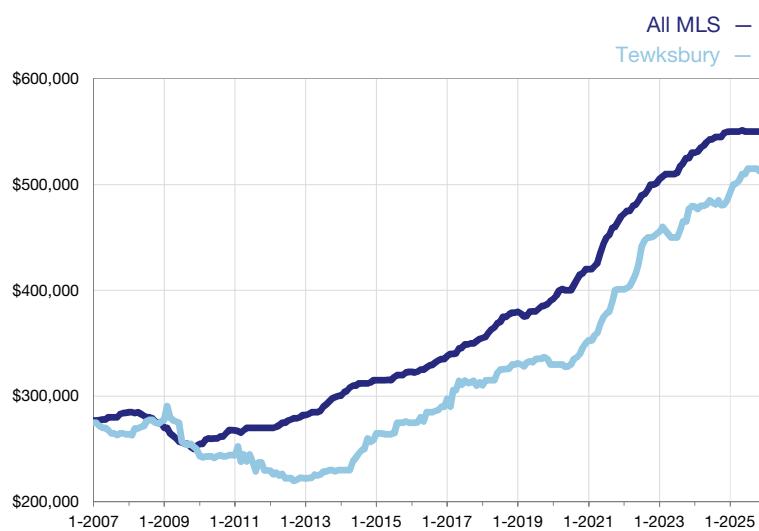
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

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Tyngsborough

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	9	+ 80.0%	72	74	+ 2.8%
Closed Sales	9	4	- 55.6%	78	64	- 17.9%
Median Sales Price*	\$615,000	\$689,950	+ 12.2%	\$640,000	\$719,000	+ 12.3%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 16.7%	33	39	+ 18.2%
Percent of Original List Price Received*	100.3%	98.8%	- 1.5%	101.2%	99.4%	- 1.8%
New Listings	3	4	+ 33.3%	84	80	- 4.8%

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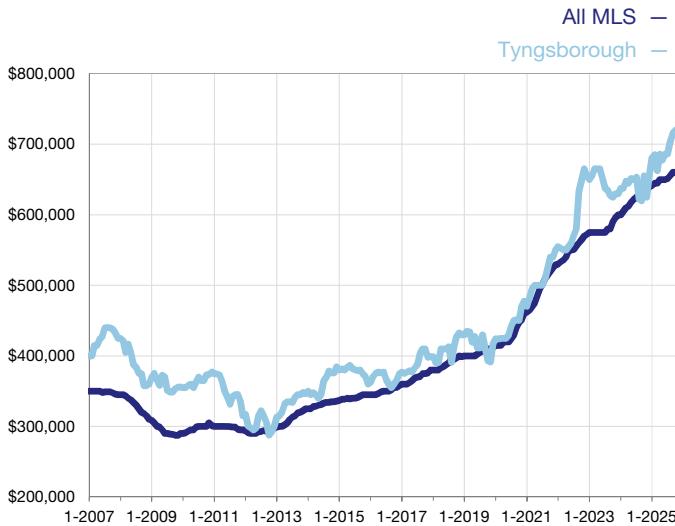
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	4	+ 100.0%	38	48	+ 26.3%
Closed Sales	7	4	- 42.9%	43	43	0.0%
Median Sales Price*	\$415,000	\$694,023	+ 67.2%	\$435,000	\$525,000	+ 20.7%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	33	23	- 30.3%	41	39	- 4.9%
Percent of Original List Price Received*	104.0%	104.3%	+ 0.3%	103.5%	99.2%	- 4.2%
New Listings	4	2	- 50.0%	43	45	+ 4.7%

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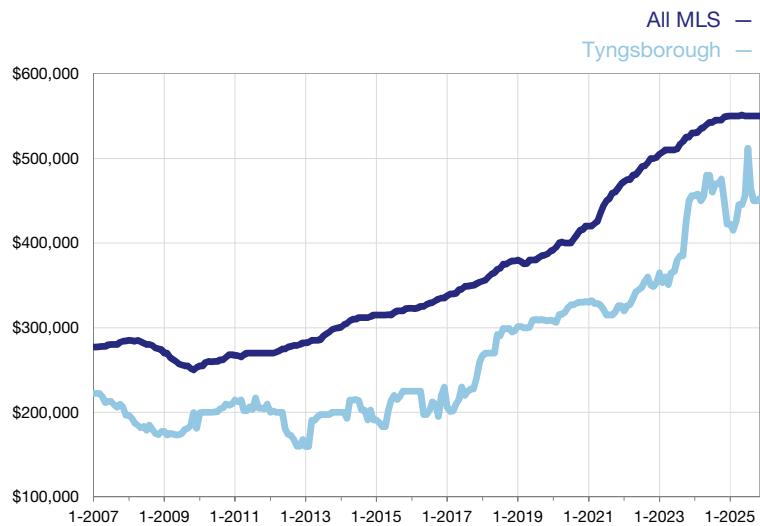
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2025

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Westford

Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	17	+ 54.5%	185	156	- 15.7%
Closed Sales	10	10	0.0%	175	149	- 14.9%
Median Sales Price*	\$821,675	\$1,020,000	+ 24.1%	\$920,000	\$990,000	+ 7.6%
Inventory of Homes for Sale	25	31	+ 24.0%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	39	60	+ 53.8%	36	41	+ 13.9%
Percent of Original List Price Received*	96.4%	95.1%	- 1.3%	102.2%	99.9%	- 2.3%
New Listings	11	14	+ 27.3%	228	205	- 10.1%

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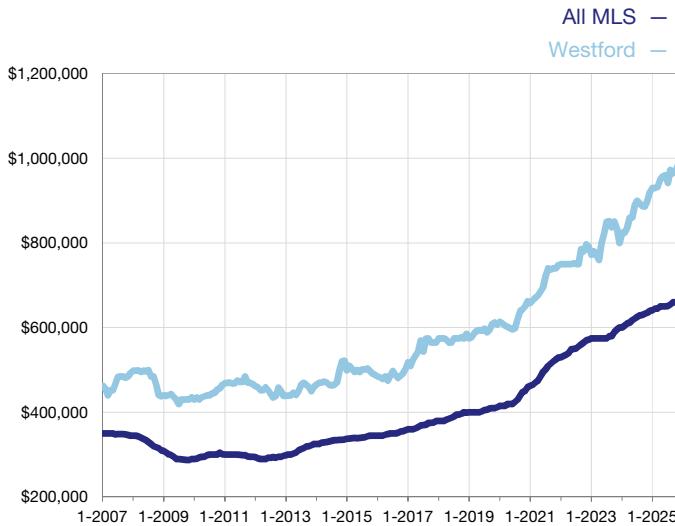
Condominium Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	3	- 50.0%	52	63	+ 21.2%
Closed Sales	2	2	0.0%	48	69	+ 43.8%
Median Sales Price*	\$590,000	\$522,500	- 11.4%	\$592,500	\$625,000	+ 5.5%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	3.6	1.9	- 47.2%	--	--	--
Cumulative Days on Market Until Sale	20	107	+ 435.0%	30	53	+ 76.7%
Percent of Original List Price Received*	100.6%	89.9%	- 10.6%	99.4%	98.2%	- 1.2%
New Listings	5	2	- 60.0%	72	82	+ 13.9%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

