

Andover 01810

ZIP code · MA · Massachusetts > Essex County > Andover

BALANCED MARKET

\$1.1M

MEDIAN SALE PRICE

+10.9%

1-YR CHANGE

374

SALES (12 MO)

\$997K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

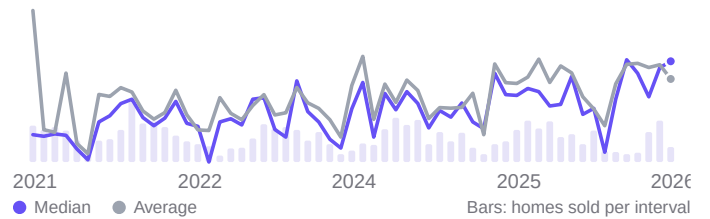
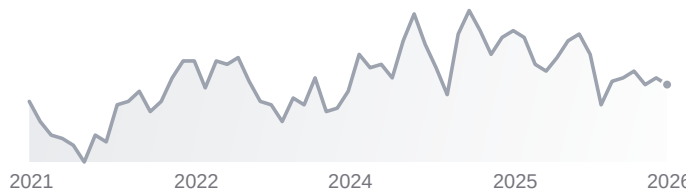
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$1.2M · Average \$1.1M

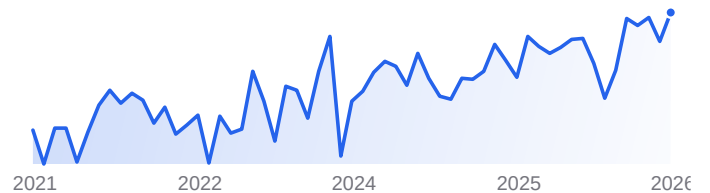
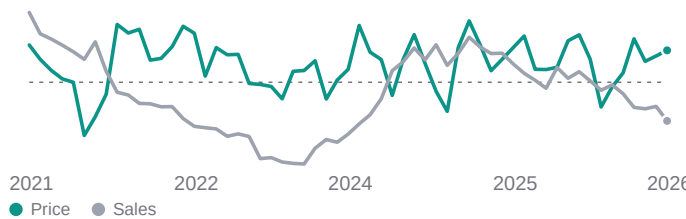


Growth (year over year)

Price +10.9% · Sales -13.2%

Price per square foot

\$447/ft²

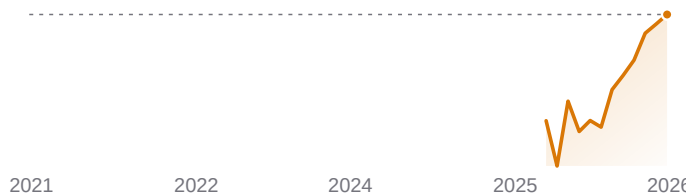


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

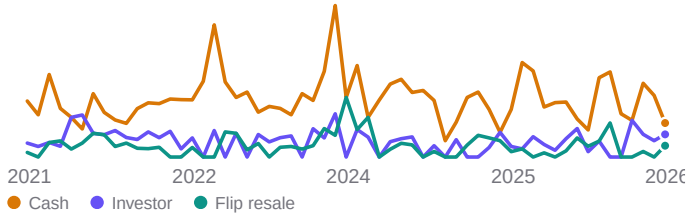
3.4%



BUYERS & OUTCOMES

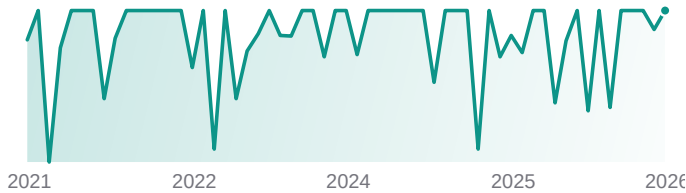
Buyer mix

Cash 14% · Investor 9.5% · Flip resale 4.8%



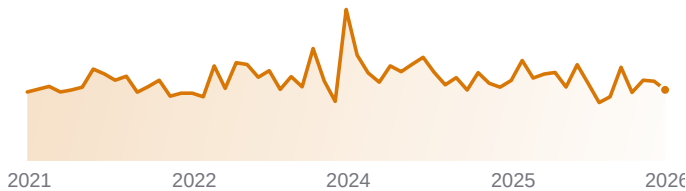
Sellers who sold at a gain

100%

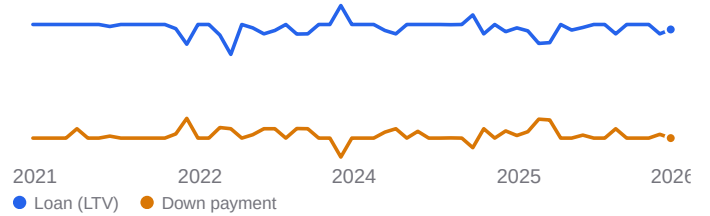


Median annualized return at resale

+4.1%

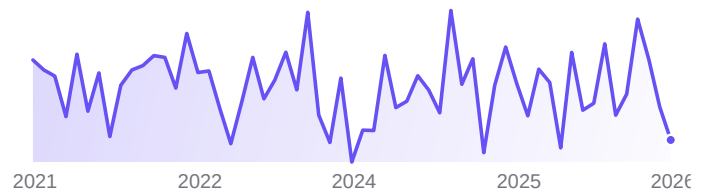


Financing (share of purchase price) Loan (LTV) 77% · Down payment 20%



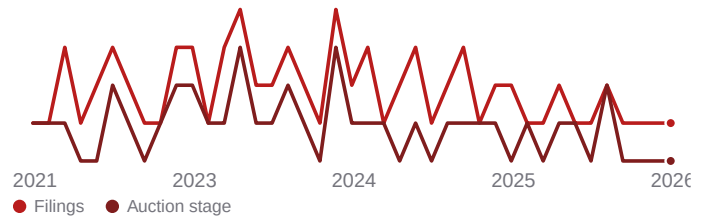
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,074
Median value (AVM)	\$997K
Median size	2,464 ft²
Median bedrooms	4
Median year built	1969
Single family	79%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	24%
Median loan-to-value	45%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	37,155
Density	1,160 / mi²
Median household income	\$156K
Average household income	\$207K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	90
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	3.0%
Unemployment	1.4%
Average temp	48°F
Annual precip	46 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.