

North Andover 01845

ZIP code · MA · Massachusetts › Essex County

BALANCED MARKET

\$767K

MEDIAN SALE PRICE

-10.4%

1-YR CHANGE

340

SALES (12 MO)

\$826K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



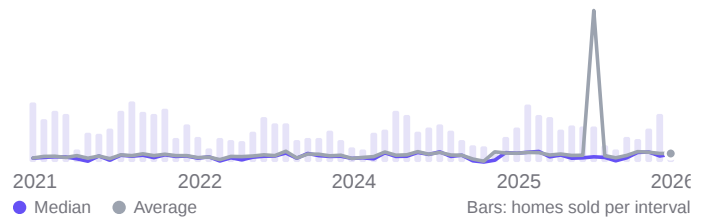
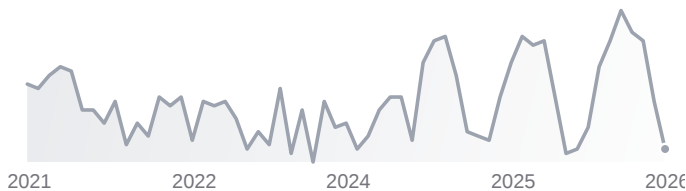
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$761K · Average \$795K

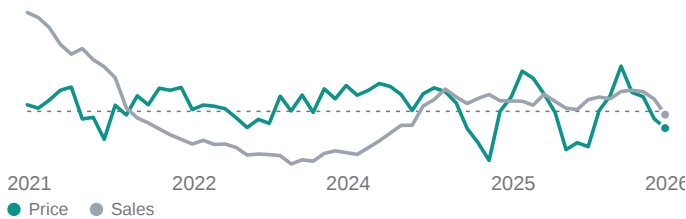


Growth (year over year)

Price -10.4% · Sales -2.0%

Price per square foot

\$347/ft²

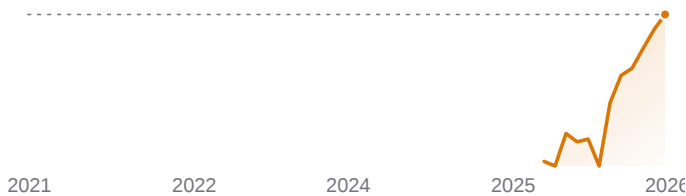


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

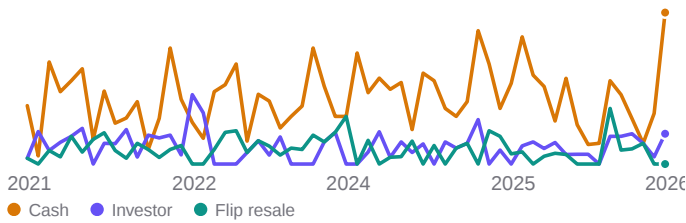
3.7%



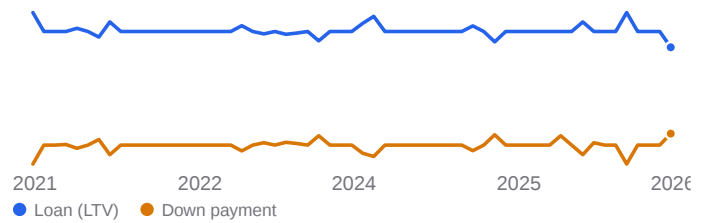
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 9.1% · Flip resale 0%

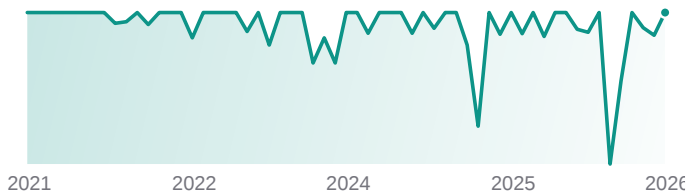


Financing (share of purchase price) Loan (LTV) 72% · Down payment 26%



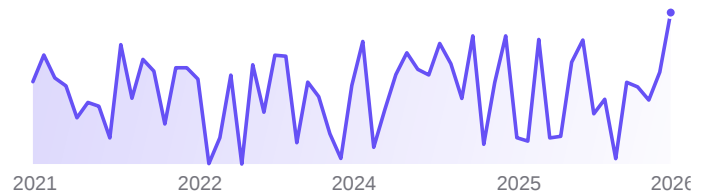
Sellers who sold at a gain

100%



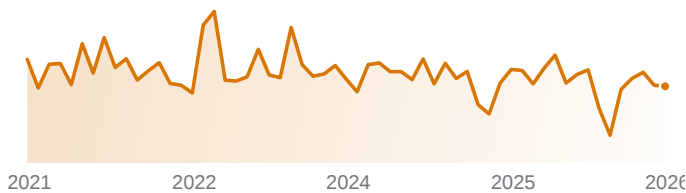
Typical hold before selling

20.2 yrs



Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,079
Median value (AVM)	\$826K
Median size	2,236 ft²
Median bedrooms	3
Median year built	1977
Single family	70%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.8%
Owner occupied	89%
Company owned	21%
Median loan-to-value	46%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	33,053
Density	1,181 / mi²
Median household income	\$138K
Average household income	\$166K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	95
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	6.5%
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.