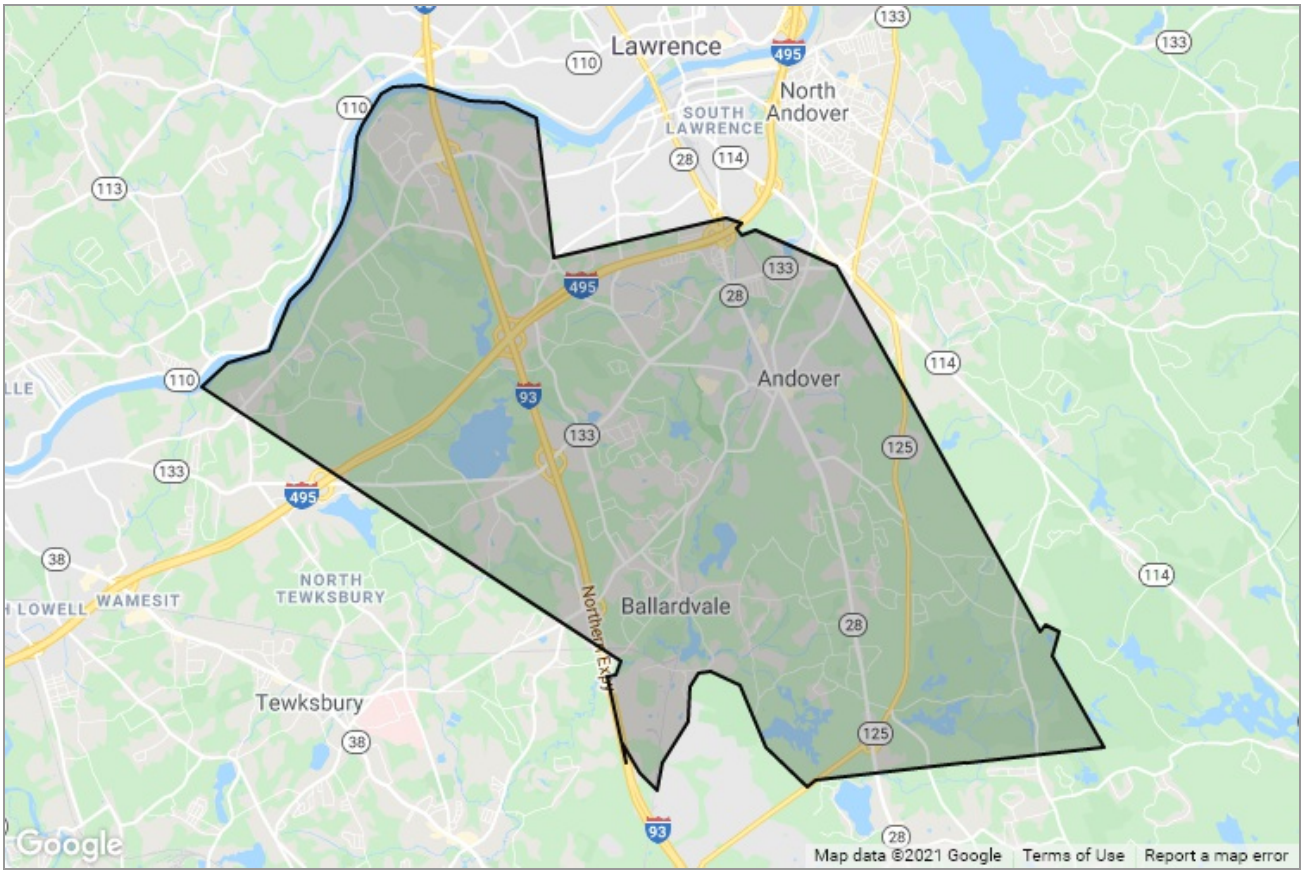
MARKET ACTIVITY REPORT

Andover, MA 01810





Presented by

Matthew Sweeney | **Broker**

Massachusetts Real Estate License: 139120
New Hampshire Real Estate License: 074281

Mobile: (508) 962-8982

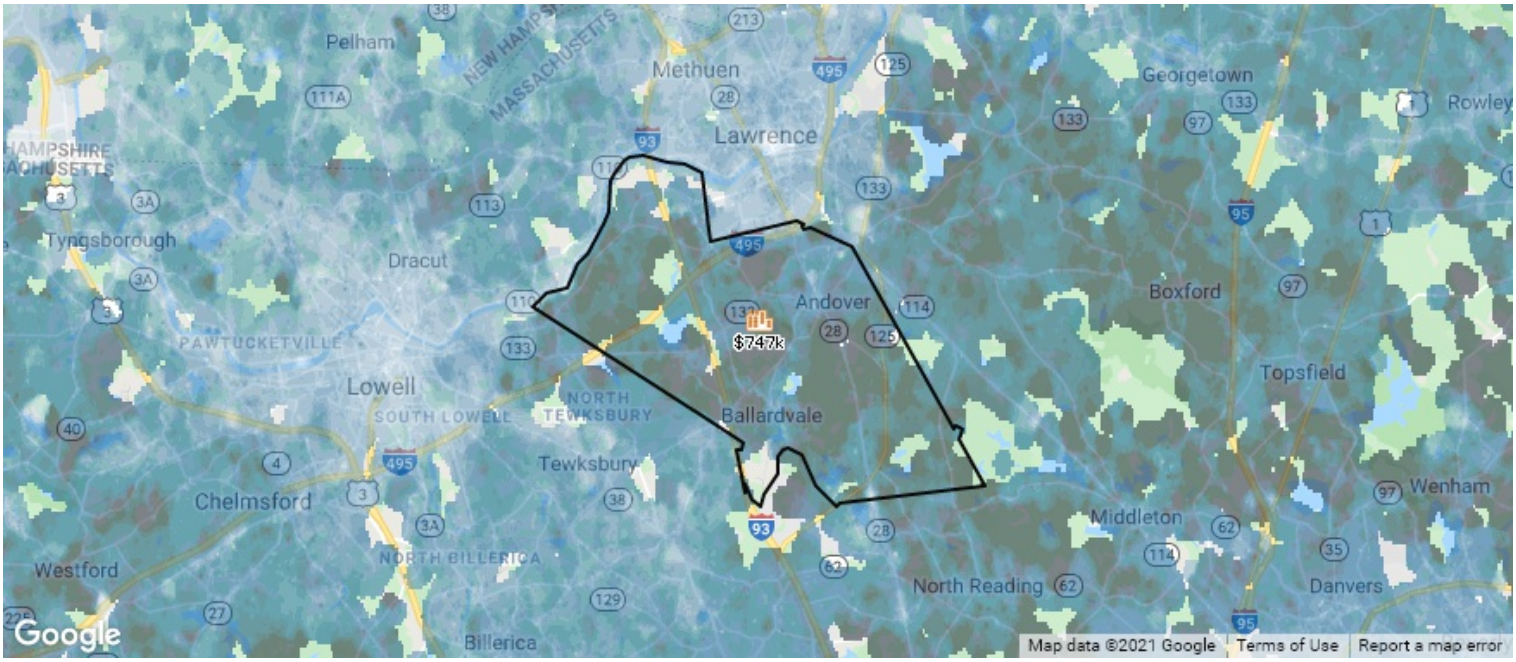
Main: matthew.sweeney@exprealty.com

eXp Realty

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Andover, MA 01810

Market Snapshot: Estimated Home Values





This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$747K	↑ 3.55%	↑ 4.81%	↑ 13.05%	↑ 14.48%
Updated: 5/31/2021				

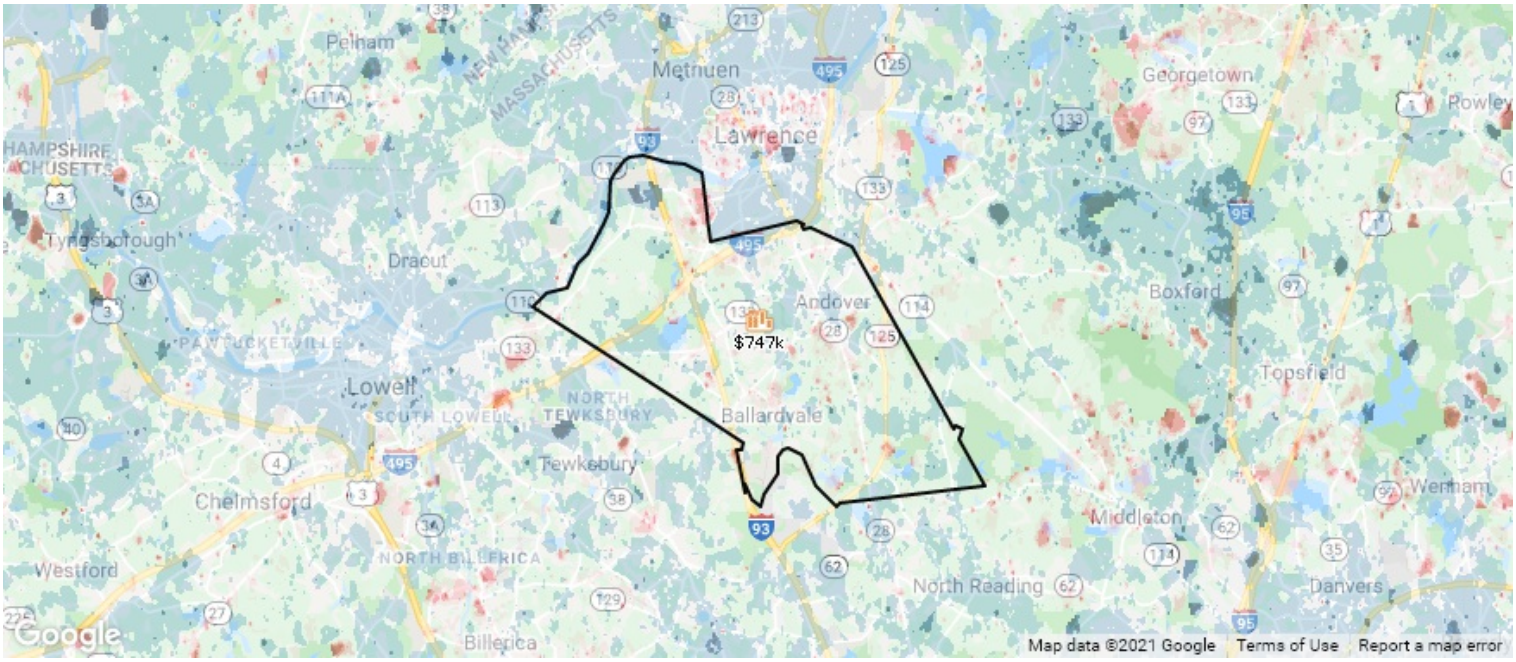
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

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Andover, MA 01810

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$747K	**13.05%**	**14.48%**	**19.85%**
Updated: 5/31/2021			

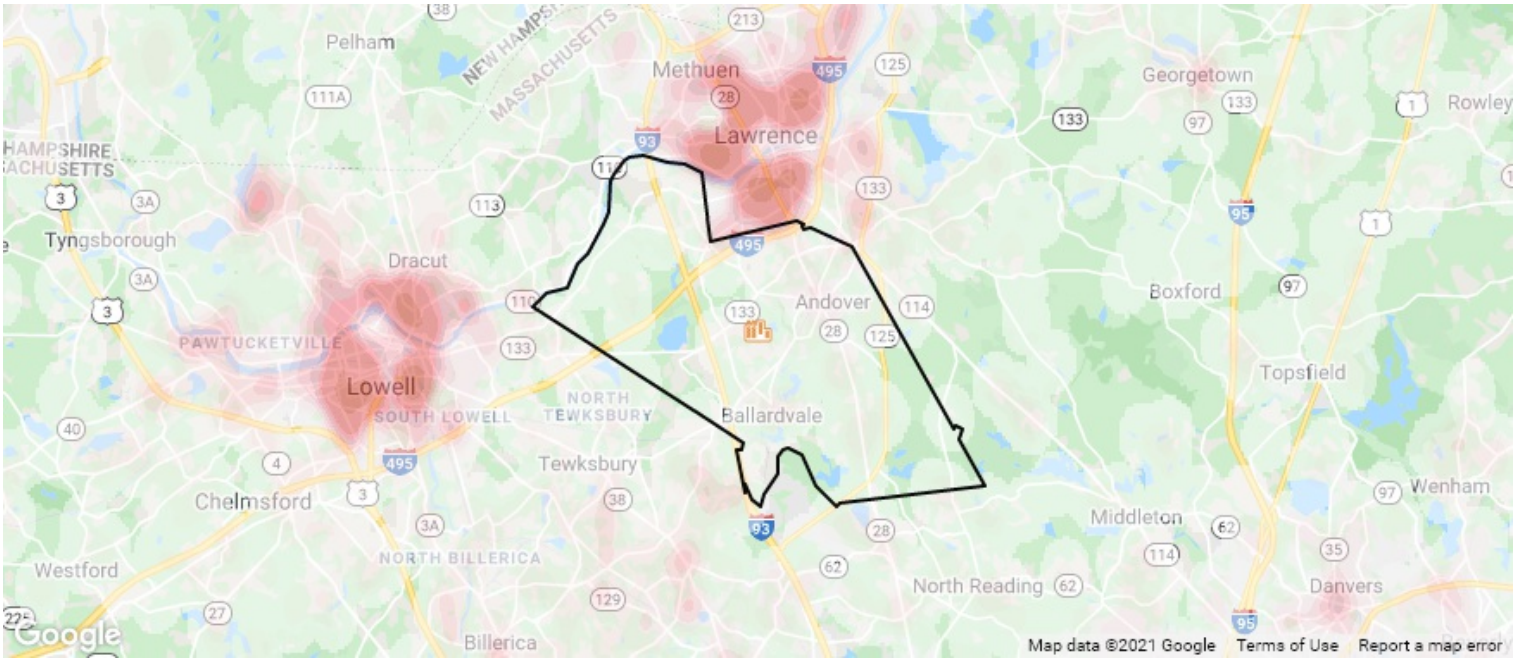
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

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Market Snapshot: Concentration of Distressed Properties



Low — High

This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data; updated Quarterly.

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
8	**0**	**2**	**6**
Updated: 6/27/2021			

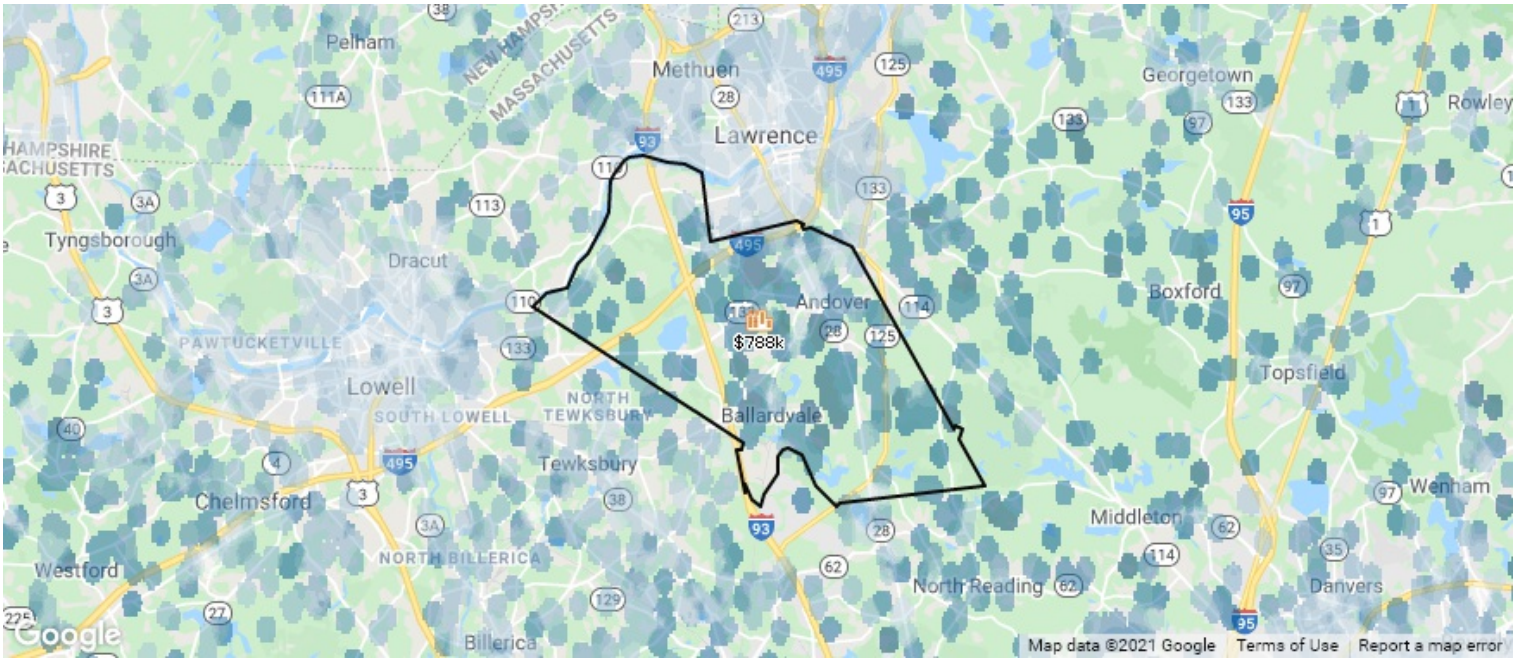
*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/27/2021.*

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Andover, MA 01810

Market Snapshot: Sales Price





This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$788K	↓ 1.62%	↑ 9.07%	↑ 3.68%	↑ 23.7%
Updated: 5/31/2021				

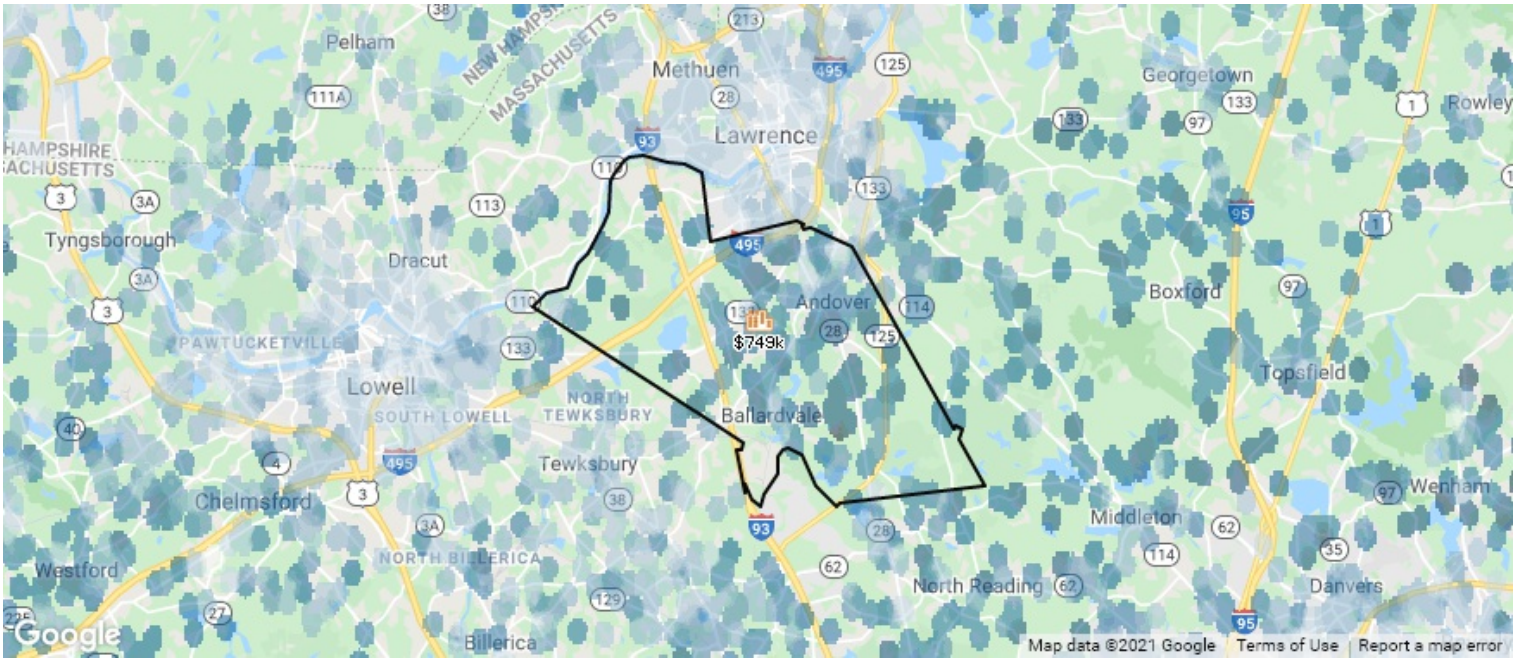
*About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.*

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Andover, MA 01810

Market Snapshot: List Price





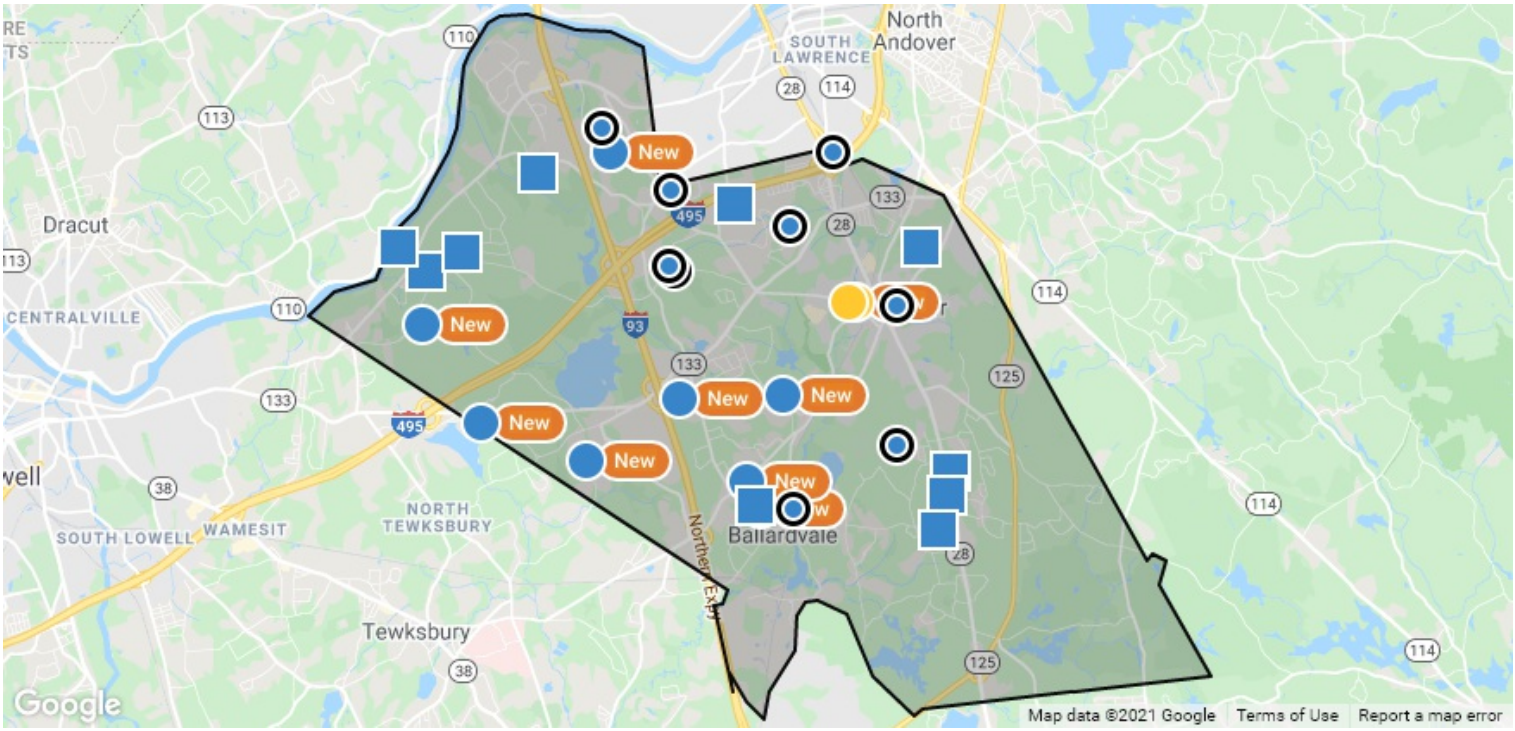
This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$749K	↑ 5.51%	↑ 2.74%	↑ 1.29%
Updated: 5/31/2021			

*About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.*

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Market Activity Summary Stats



Search Criteria

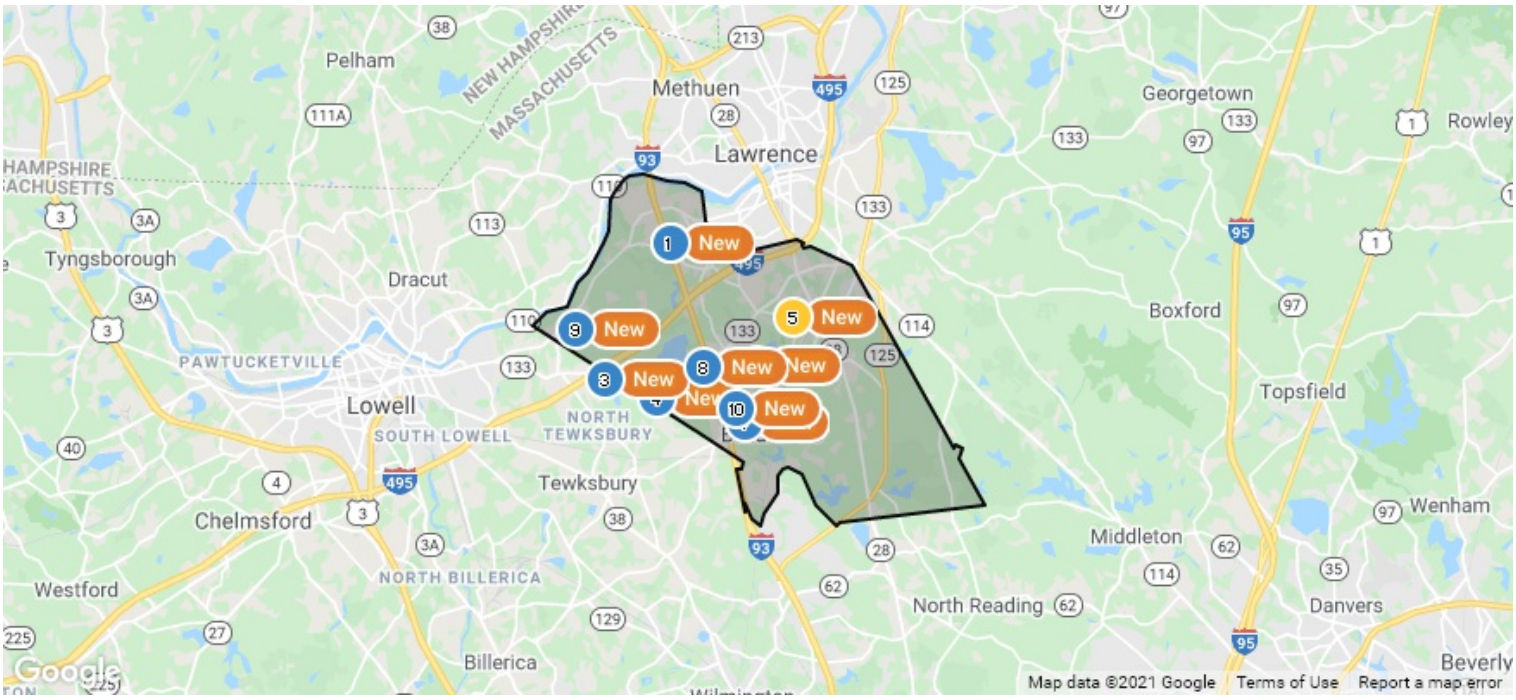
Location: Andover, MA 01810; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max acres; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	New Listings	Pending	Closed
Number of Properties	10	10	10
Low Price / Value	$2,750	$2,350	$715,000
Median Price / Value	$764,900	$572,000	$987,505
High Price / Value	$2,499,900	$1,788,000	$2,000,000
Average Price / Sq. Ft.	$261	$265	$274
Median Price / Sq. Ft.	$288	$283	$268
Average Days in RPR	6	23	52
Median Days in RPR	3	21	60
Total Volume	$8,557,150	$6,570,950	$11,472,110

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Andover, MA 01810



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 1 Active *MLS ID: 72856952*								
5 Boardwalk Dr, #5	Condo/Townhouse/Apt.	3/4	3,463	–	2012	6/25/2021	$829,900	$240

Rare find in Andover's exclusive Northfield commons neighborhood! Gorgeous single family detached home facing the open area including the club house . Home with 3463 Sqft of living space featuring 2 master suites on both levels and 3 and a half baths. Dramatic entry into a two -story living room with gas fireplace, bridal staircase, leading to an open loft overlooking the space below. Crown molding, tray ceiling in dining room, magnificent peninsula custom kitchen with with upgraded cabinets,wall ovens,under cabinet lighting and a mini bar are just a few features to highlight. Luxurious home with hardwood floors and beautiful fixtures ! Two car garage , central air,gas heat and town sewer.A true gem and a pleasure to show !Please come in person to Open house on Saturday&Sunday from 1-3 PM

Listing Courtesy of Keller Williams Realty

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 2 Active *MLS ID: 72857335*								
5 Boardwalk Dr	Single Family	3/4	3,463	–	2012	6/26/2021	$829,900	$240

Rare find in Andover's exclusive Northfield commons neighborhood! Gorgeous single family detached home facing the open area including the club house . Home with 3463 Sqft of living space featuring 2 master suites on both levels and 3 and a half baths. Dramatic entry into a two -story living room with gas fireplace, bridal staircase, leading to an open loft overlooking the space below. Crown molding, tray ceiling in dining room, magnificent peninsula custom kitchen with with upgraded cabinets,wall ovens,under cabinet lighting and a mini bar are just a few features to highlight. Luxurious home with hardwood floors and beautiful fixtures ! Two car garage , central air,gas heat and town sewer.A true gem and a pleasure to show !Please come in person to Open house on Sunday, June 27th, from 1-3 PM!

Listing Courtesy of Keller Williams Realty

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New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 Active *MLS ID: 72850490*								
	20 Brown St	Single Family	3/2	1,828	70,393	1964	6/16/2021	$649,900	$356

THIS 3 bedroom, 1.5 bath is the one you have been waiting for in sought after Andover! A commuters DREAM located just minutes from routes 495 and 93! This SUN drenched home will wow you with the GLEAMING hardwood floors and 2 wood burning fireplaces. The first floor includes a generous dining room and a living room with a stunning picture window, a large kitchen with Bosch appliances which opens up to a 4 season sunroom/family room complete with 2 sky lights. Downstairs you will find a bonus room with large ceiling height, full of possibilities whether it be an office, playroom, or extra bedroom! An OVERSIZED 2 car garage with NEW doors, newer PELLA Windows, NEW easy to care for VINYL siding, a GENERATOR hookup, extra workshop space under the deck, and a newly installed sunny entryway door and sidelights makes this home one you can't miss.10 year young roof. Enjoy over 1.6 acres of land for privacy & tranquility from your LARGE back deck, for all your entertaining pleasures!

Listing Courtesy of Elite Realty Experts, LLC

	4 Active *MLS ID: 72855296*								
	15 Devonshire Pl	Single Family	4/4	4,200	31,655	1996	6/23/2021	$1,049,000	$250

Amazing opportunity to live on a cul-de-sac in one of ANDOVER'S MOST DESIRABLE NEIGHBORHOODS! This stunning property has been renovated throughout & looks and feels like a BRAND NEW HOME! The open layout boasts a new white designer KITCHEN with marble countertops & oversized island that flows into your cathedral ceiling FAMILY ROOM-both providing access to a gorgeous deck overlooking your private backyard with mature plantings.A DINING ROOM, LIVING ROOM, OFFICE & 1/2 BATH, all with gleaming hardwood floors complete this level. Upstairs you will find the MASTER SUITE with a remodeled bath complete with radiant heat floor, cathedral ceiling, skylights & huge soaking tub, three additional BEDROOMS, a FULL BATH and LAUNDRY. The lower level walk-out includes a GAME ROOM, EXERCISE ROOM and 3/4 BATH. Recent updates incl. kitchen, baths, new carpets, refinished hardwood floors, int. & ext. paint, fixtures, A/C, Heat, Roof & more. Gorgeous farmers porch, 2 car garage and amazing yard.

Listing Courtesy of Coldwell Banker Realty - Andover

	5 Active *MLS ID: 72857263*								
	15 Elm Ct	Single Family	3/2	1,078	2,770	1895	6/26/2021	$2,750 mo.	$3

Sept 1 - Walk to the town of Andover... Very cute 3 BR 1.5 bath and a small community. Brand new kitchen

Courtesy of Martin Property Management

	6 Active *MLS ID: 72839564*								
	2 Bryan Ln, #2	Condo/Townhouse/Apt.	3/3	1,842	–	1988	5/29/2021	$549,900	$299

Welcome to Abbot's Pond Condo! Here's an opportunity to enjoy condo living while feeling more like a single family home. This beautiful end unit includes a private driveway, attached 2-car garage and a superb floor plan. An appealing foyer welcomes you inside with high vaulted ceilings stretching to the second floor. Inside this home, on the first floor, you will find hardwood floors with an open concept living area with a cozy fireplace that leads to a private deck for you to enjoy. The large open kitchen with granite countertops and SS appliances includes a dining area that will make it easy for entertaining. Second level offers cathedral ceiling Master suite with bath featuring a Jacuzzi tub. There is also two other good size bedrooms and a bonus room that can be used as storage/office/bedroom. Newer windows. Close proximity to highways, commuter rail, as well as downtown Andover which offers plenty of shopping and restaurants.

Listing Courtesy of EXIT Realty Beatrice Associates

	7 Active *MLS ID: 72855801*								
	18 Dale St	Condo/Townhouse/Apt.	3/2	1,786	248,858	2003	6/23/2021	$497,000	$278

Are you looking for a modern 3 bedroom home with an open floor plan? Youâve found it here! This pretty condo has 3 spacious bedrooms. One bedroom is conveniently located away from the other two; perfect for a home office or guests! You will love the open kitchen dining living room with a slider out to a private patio. The kitchen sparkles with granite, stainless steel appliances and gas cooking. When you do want to go back to the office, the Ballardvale train station is a 5 minute walk away. What are you waiting for? The low maintenance condo lifestyle is just what youâve been looking for! Offers due Monday 6/28 at 3PM

Listing Courtesy of Berkshire Hathaway HomeServices Commonwealth Real Estate

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New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
8 Active MLS ID: 72856768								
11 Fairway Dr	Single Family	5/8	7,947	37,915	1993	6/25/2021	$2,499,900	$315



Jaw dropping custom designed full brick Colonial with European flair overlooks the 2nd fairway at Indian Ridge CC. Architectural details throughout, including the palatial gathering room with coffered ceilings, fireplace and soaring floor to ceiling windows opening onto breathtaking views. High ceilings and airy light-filled spaces create a welcoming and tranquil residence that offers the option of a 1st or 2nd floor primary suite. The dream kitchen has island seating for 5 adjacent to a breakfast room and a dining room spacious enough for any party. The home office is lined with book and display shelving for easy working from home. The 2nd floor has a master suite with sitting area & private balcony, a stunning bath w/soaking tub and oversize walk-in glass shower along w/ 2 add'l spacious en-suite bdrms and a family room w/fireplace, custom built-ins & access to deck. 3rd floor offers a 5th bdrm w/bath & walk in closet. Multiple decks & patios provide seamless indoor outdoor living!

Listing Courtesy of RE/MAX Partners

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
9 Active MLS ID: 72856869								
6 Larchmont Cir	Single Family	4/3	2,156	38,309	1978	6/25/2021	$699,900	$325



Classic Andover Colonial on cul de sac, in the High Plain/Wood Hill School district on a very private and level fenced backyard. Inside you'll find a light and bright living and dining room combination with hardwood flooring and fresh paint. The family room features a wood burning fireplace, hardwood flooring, adjacent half bath and laundry room. At the rear of the home you'll find a spacious sun room with tile flooring, cathedral ceiling, skylights and an atrium door leading out to the deck which,overlooks the private backyard. The eat in kitchen features tile flooring, white cabinetry & newer appliances.Upstairs you'll find 4 spacious bedrooms including master suite and 2 full baths. Additiional features include updated heating system, walk up attic, fenced yard plus 2 car garage. Convenient to both routes 93 and 495 and steps away from Haggetts Pond where you'll find hiking, fishing, & boating. Wonderful opportunity to own this classic home in super convenient location!

Listing Courtesy of RE/MAX Partners

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
10 Active MLS ID: 72854226								
131 Andover St, #1	Condo/Townhouse/Apt.	3/3	3,122	17,000	2021	6/22/2021	$949,000	$304

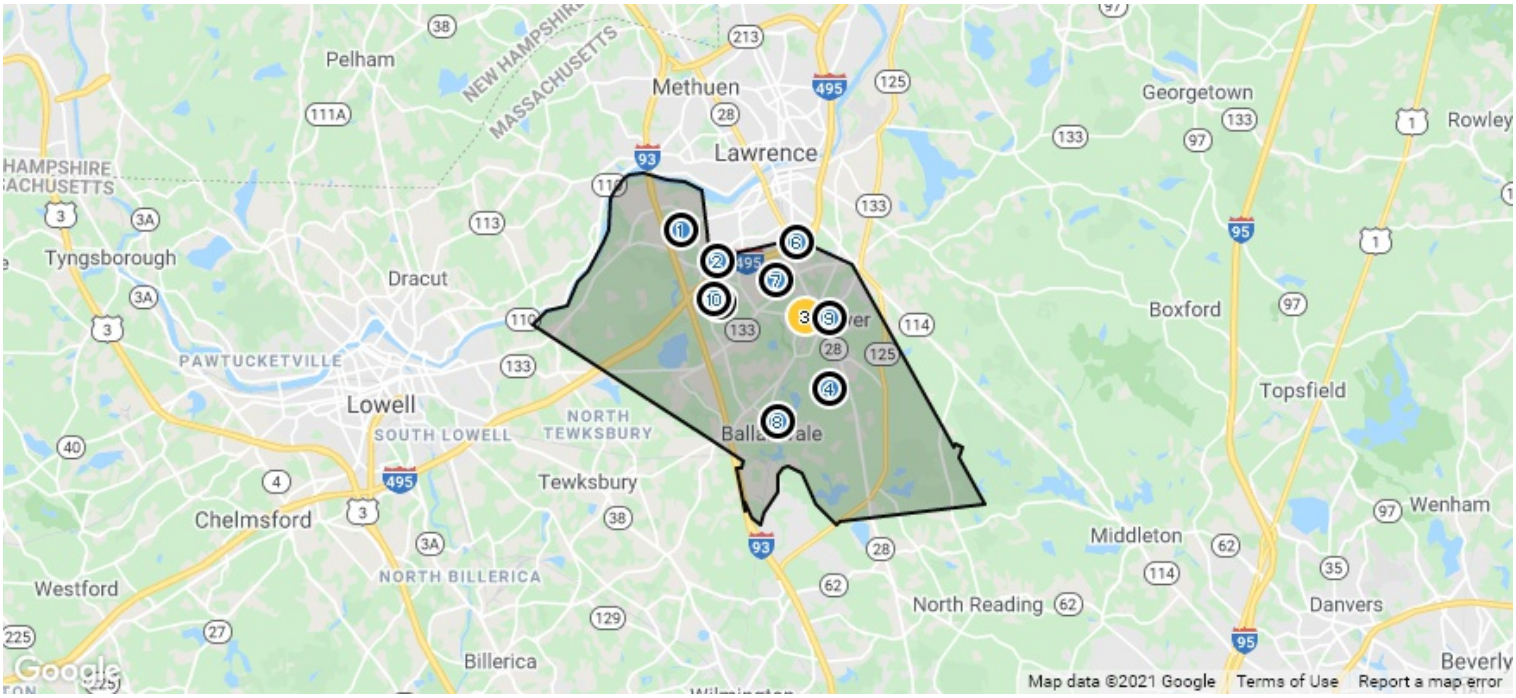


TOTALLY RENOVATED AND EXPANDED HOME with top of the line Cooks Kitchen, to include walk-in Pantry, large Quartz Center Island, Gas Range, Wine Refrigerator, and Spacious Dining Area. Open concept Living Room is centered by gas Fireplace and warmed by stunning Hardwood flooring throughout. A convenient mudroom with built-ins and half bath complete the first floor living area. There are three large bedrooms on the second level, a main bath and laundry area. The master bedroom offers walk-in closet and stunning master bath with double sinks and tiled shower stall. The lower level offers a large family room with tiled flooring and exterior access. Walk through beautiful sliding doors off kitchen onto private patio and access to private fenced in back yard. Attached large two stall garage with interior access. Conveniently located to shops, restaurants, and commuter rails. Built with quality construction, materials and sold with one year BUILDER WARRANTY! This home is a must see!

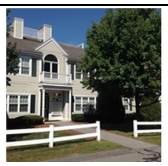
Listing Courtesy of William Raveis R.E. & Home Services

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Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
								
1 Pending *MLS ID: 72848368*								
900 Brookside Dr	Condo/Townhouse/Apt.	3/2	1,163	–	6/11/2021	$387,000	6/26/2021	$333

Impeccably, beautiful 3 bedroom, 2 full bath second floor condo, minutes away from Rte 93 and 495. Enjoy the comfort of Central air, economical gas heat, modern wood burning fireplace, a large living rm w vaulted ceiling, a remote control ceiling fan, & a private deck out of the living room. Beautiful kitchen w upgraded Maple cabinets, granite kitchen counters, unique center island with a breakfast bar, new microwave & disposal, stainless steel appliances, gas cooking. Stackable personal laundry in unit, and TWO parking spots #347 & 348 right near the door. King-sized main bedroom has a walk-in closet, and a full bath with vanity separated from shower/tub & toilet. Clubhouse offers pool, exercise rm open 5 am to 11 pm, entertaining space available for private parties equipped with a movie theatre, and a playground. Even a tennis court! Pets allowed, dogs need condo board approval and a $500 pet deposit. In sought after High Plain school district. OH this Sat 11 - 1 & Sund 1-3

Listing Courtesy of RE/MAX Partners



2 Pending *MLS ID: 72842004*

7 North St	Single Family	4/3	3,113	175,982	6/2/2021	$730,000	6/26/2021	$235

Private 4 acre estate in Andover. This oversized colonial sits on a sprawling lot without a neighbor in sight. A tree-lined private road leads to a circular driveway with enough parking for all your guests. The main level features a generously sized living room that opens up to a formal dining area and sitting room. The living room walks out to an elevated deck where you can take in the serene greenery around you. The generous amount of windows on this main level allows for an abundance of natural light in every room. The first floor flex room could easily function as a 4th bedroom. Upstairs consists of 3 bedrooms, an updated bathroom, and attic storage attached to the 3rd bedroom. This move-in ready home comes equipped with a newer roof and furnace.

Listing Courtesy of Compass

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Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
3 Pending MLS ID: 72857178								
1 Brechin Ter, #0	Single Family	3/2	1,300	–	6/25/2021	$2,350 mo.	6/26/2021	$2



Beautiful 3 Bedroom Duplex 1 bath. Fully applianced Kitchen . Short walk to Commuter train Stop, Downtown Andover, Supermarket, Route 93 and 495. This home features - Hardwood Floors, Dining room, Living room, Lots of Storage space Yard & Washer/Dryer in the basement. ! 2nd floor features 3 spacious bedrooms plus Half bathroom.PET NEGOTIABLE. NO SMOKERS!!! Gross Household income to meet or exceed $84,600. GOOD CREDIT. Good References. Tenant to pay First,Security and 1 month broker fee

Courtesy of Keller Williams Realty

4 Pending MLS ID: 72838691								
1 Mackenzie Ct	Single Family	6/7	5,839	44,998	5/27/2021	$1,788,000	6/26/2021	$306



When ordinary just won't do! Iconic South Andover Landmark Victorian is the home YOU will want to call "HOME". Outstanding acre+ lot of flat, grassy land. This property is the perfect combination of charm & quality of yesteryear plus modern updates. Tastefully updated throughout w/ the flavor of days gone by, you will feel like royalty every day for years to come. Perfect for multi-generational living, high ceilings throughout & natural light. Updated Kitchen has Thermador professional 6 burner gas range w/ griddle & 2 ovens, bev fridge & a custom granite table w/ built-in breakfast nook. The Family Room will steal your heart w/ 3 sides of extensive, oversized windows, stained glass ceiling, fireplace & atrium doors to composite deck & patio w/ firepit. Can you imagine experiencing a snowy day, watching the snow falling all around you? The Office is everyone's dream w/ custom built-ins & a wet bar (no comment necessary). SO many updates. SO many years of memories to make.

Listing Courtesy of William Raveis R.E. & Home Services

5 Pending MLS ID: 72847200								
163 High Plain Rd	Single Family	3/3	2,280	40,216	6/10/2021	$625,000	6/25/2021	$274



Beautifully maintained Raised Ranch with 2 car garage in the High Plain neighborhood of Andover. Private and serene backyard, hardwood floors under carpets on main level and lots of room on both levels. Updated Kitchen and Bath, convenient to highways and downtown Andover. Working wood stove in Family Room and working fireplace in Living Room. Very solid property in a desirable area. Quick closing possible. Did I mention it has Central Air !!Open House Saturday Noon to 2PM . Offer accepted...entertain back up offers

Listing Courtesy of RE/MAX Renaissance Inc.

6 Pending MLS ID: 72830246								
7 Shepley St	Single Family	3/2	1,782	8,014	5/12/2021	$519,000	6/25/2021	$291



Welcome to this well-maintained, move-in-ready colonial in a desirable Andover school District, CHECKING OFF ALL THE BOXES! Conveniently located on a cul de sac near Downtown/Shawsheen Square, highway access, public transportation and shopping. Updates include bathrooms, heating system, hot water tank, kitchen, windows, finished lower level, and more. The dining room has a built-in wine refrigerator. BONUS room in the lower level can be used as a media/playroom or office space. The home boasts a great backyard for entertaining and family get-togethers. The beautiful fenced-in yard is equipped with a Creative Plaything swing set. The four-season screened-in porch is perfect for working from home or entertaining. The one-car detached garage and driveway can park up to 5 cars. Motivated Seller, easy to show. Wine refrigerator and Swing Set to remain as a gift from the seller.

Listing Courtesy of Rosario Real Estate LLC

7 Pending MLS ID: 72846571								
40 Canterbury St	Single Family	5/4	4,951	31,583	6/9/2021	$949,900	6/25/2021	$192



Classic Andover Colonial in Andover CC neighborhood! This well maintained home features a new open concept kitchen w/ custom white cabinetry, quartz countertops, SS appliances & hrdwd floors. The adjacent fam rm w/ fireplace & hrdwd floors includes access to tiled sun rm. The great rm with hardwood floors, cathedral ceiling, skylights includes access to 2 outdoor decks. The formal din rm w/ French doors leads into a formal liv rm, both with hrdwd floors. Add'l 1st floor rooms include private office w/ built-ins, tiled foyer & tiled half bath. The finished LL features a complete in-law suite w/ kitchen, liv/din rm, bdrm, office, laundry, full bath plus a second sun rm leading to outside patio. Upstairs youâll find 4 spacious bdrms including master suite with luxurious bath, updated main bath, ample closet space & laundry area. Fabulous lot w/ well manicured lawn, fenced backyard, in-ground pool, lg pato & 2 car garage. Wonderful opportunity to own a turnkey home in desirable location!

Listing Courtesy of RE/MAX Partners

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Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
8 Pending *MLS ID: 72835087*								
18 Dale St	Condo/Townhouse/Apt.	3/3	1,503	248,858	5/20/2021	$459,900	6/7/2021	$306



Donât miss this beautiful incredibly well-maintained bright 3-bedroom End unit Townhouse in a premier School District. Open living and kitchen with high ceiling are perfect for entertaining, overlooking the small lawn. This newer Townhouse features granite countertops, hickory flooring, high ceilings, with 2.5 bathrooms. Updated bathrooms have a unique designer touch with granite countertops, beautiful mirrors and light fixtures. 2nd floor has 3 spacious bedrooms with ample closet space including a master bedroom with walk-in closet and attached bath. Several updates done in kitchen and bathrooms including SS appliances, washer-dryer and water-heater. The brick exterior helps keep utility costs low and blocks sound. Great opportunity to own a newer Townhouse in a premier school district, very close to the Ballardvale Commuter Rail Station providing easy access to Boston. Ballardvale Park, Avis Trail Reservation are within few minutes walk. Showings begin at OH Sat at 1-3/Sun 1-3 PM

Listing Courtesy of Keller Williams Realty

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
9 Pending *MLS ID: 72842457*								
6 Florence St	Single Family	3/2	1,081	2,372	6/3/2021	$469,900	6/25/2021	$435



Truly an in-town location! This charming Colonial offers easy access to all that beautiful downtown Andover has to offer. Located in the coveted Bancroft/Doherty School district, this 3 bedroom home features 1.5 baths, hardwood and wood floors, newer windows and roof, Certain-teed siding, young Weil-Mclain gas heat and newer hot water heater. Fully insulated. Updated electrical makes this solid home a wise buy. Good size eat in kitchen with breakfast bar and bow windows in living and dining rooms plus the half bath complete the first floor. Upstairs you'll find 3 bedrooms and a full bath. A sweet front porch with jalousie windows welcomes you during those summer nights and parade days. Sidewalks all the way to the commuter rail, down the hill just past Starbucks, near Whole Foods. You'll have many options for wonderful dining and shopping right at your doorstep. Schools, library and worship right around the corner. Forget "walk to town", you're already there!

Listing Courtesy of RE/MAX Partners

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
10 Pending *MLS ID: 72851624*								
61 Juniper Rd	Single Family	4/3	2,346	37,500	6/17/2021	$639,900	6/25/2021	$273



Beautiful, unique contemporary home nestled upon a hill on a quiet, wooded lot. You will fall in love with the large screened in porch; perfect for relaxing and entertaining. The 1st floor features an open concept kitchen/dining room that opens to a charming front patio. French doors lead you into a large living room with fireplace and bay window overlooking the backyard. 3 good sized bedrooms and 1.5 baths complete the 1st floor. The 2nd floor offers so much flexibility - perfectly designed for separate living quarters if desired or could be redesigned to meet your needs. It boasts 1 bedroom with balcony, a spacious living room with picture window and ample closet space, large bathroom with jacuzzi tub, shower stall and washer & dryer and a large partial kitchen with eat-in dining area and desk. Abundance of storage in basement, 2 car detached garage and oversized storage shed in the large, flat, private backyard. Conveniently located near 93+495. Anything but cookie cutter, must see!

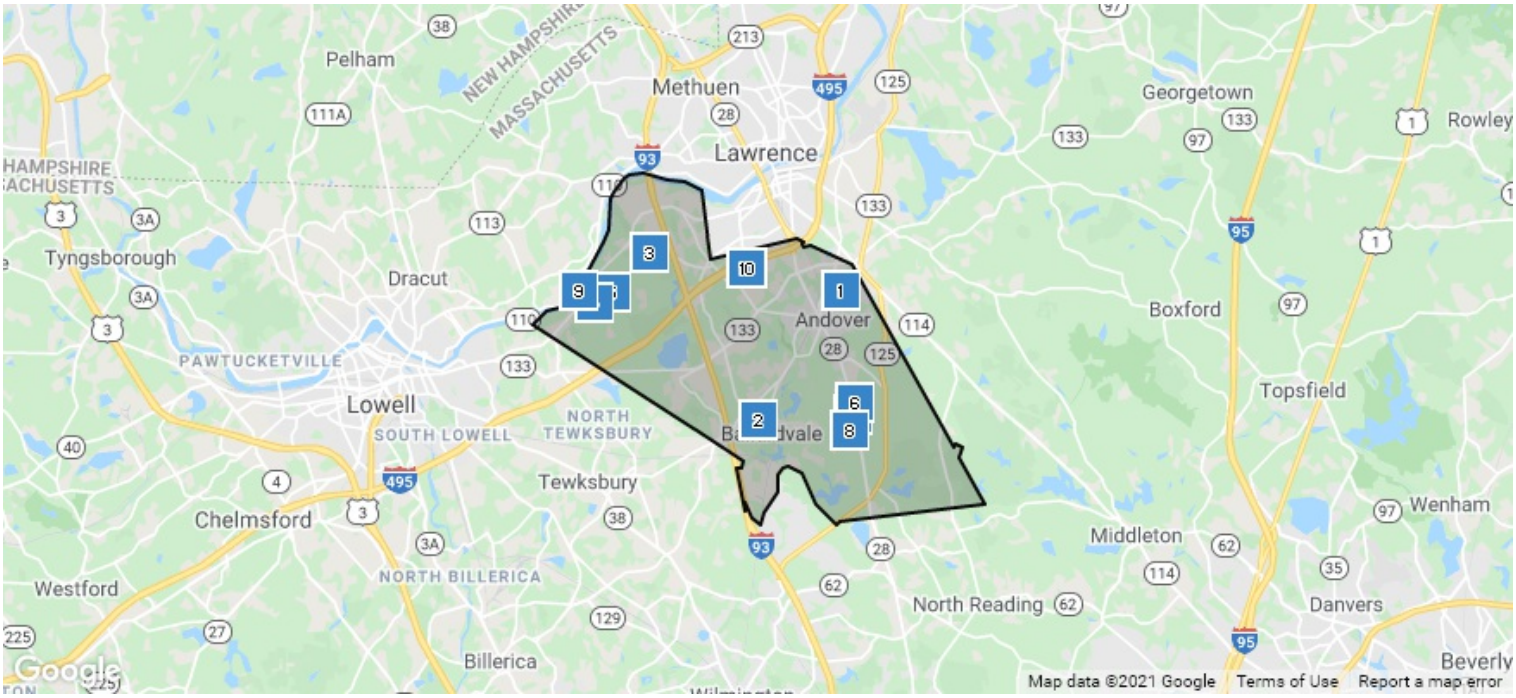
Listing Courtesy of Coldwell Banker Realty - Andover

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Market Activity Report

Andover, MA 01810



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
1 Closed *MLS ID: 72834371*								
14 Burton Farm Dr	Single Family	4/3	3,414	37,461	1966	6/25/2021	$965,000	$283



Location, Location, Location! Residential neighborhood, 4 BR, 2.5 BA single-family home w/ oversized garage, just minutes to downtown Andover & all of its amenities. Move-in ready & impeccably maintained w/ great curb appeal w/ lush lawn, beautiful landscaping, paver front walk, fieldstone retaining walls & new garage doors. The sun-filled eat-in Kitchen w/ granite ctops & SS appliances boasts plenty of cabinet space & large island. Off the Kitchen is recently added spacious Family Rm overlooking the large backyard & 20 acres of conservation land. The remodeled MBR Suite boasts dbl sinks, frameless glass shower & a walk-in-closet. The Lower Level features a day-lit Bonus Rm & 1/2 Bath w/ LVT floors & expansion potential in the unfinished day-lit window Storage Rm. Irrigation & Solar panels, owned. HW & Tile floors thru out. Enjoy entertaining on the large composite deck. Conveniently located near 93 & 495. By appt. only Sat & Sun May 22&23. Subject to Seller securing suitable housing.

Courtesy of Keller Williams Gateway Realty

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
2 Closed *MLS ID: 72822217*								
15 Acorn Dr	Single Family	4/5	5,922	30,080	1994	6/11/2021	$1,530,100	$258



Are you waiting for the perfect house in Fieldstone Meadows? Your wait is over. This simply stunning home will satisfy every need... and then some. Stately & impressive yet comfortable with a floor plan that just works! First floor features a white Kitchen w/granite counters & SS appliances, Sitting rm w/gas FP, Home Office, Formal LR & DR, Family Rm w/FP, Media Rm (perfect for movie night) & 2 half baths. 2nd floor boasts 4 generous-sized bedrooms - all with hardwood floors, Laundry Rm & 2 full baths. You will love the walk-out LL w/ Playrm/Gamerm and den w/gas FP, home Gym, Kitchenette & full bath. Outside is an inviting circular patio w/firepit, changing Rm & large grassy area w/storage shed. Beautiful deck overlooks backyard & has natural gas grill (included) for endless summer bar-b-ques. See the extensive list of upgrades & recent improvements. Meticulously maintained, town water, town sewer & natural gas. Move-in & immediately start living your dream life. This one won't last!

Courtesy of WilliamRaveis R.E. & Home Services

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Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
3 Closed *MLS ID: 72811684*								
11 Donald Cir	Single Family	4/3	4,253	38,142	1972	6/7/2021	$715,000	$168



ENDLESS OPPORTUNITIES to make this your own with updating! 4 Bedroom 3 Bathroom Home located at the end of a Cul de Sac. Be greeted by a Living Room with fireplace and formal Dining Room with chandelier that will add elegance to every meal. The Kitchen has an informal dining area and an open floor plan into the spacious Family Room with stone fireplace that welcomes family enjoyment. Bright Sun Room has exterior access to the back deck. A bedroom and full bath round out the first floor. Second floor Master Suite has a walk-in closet sitting room, and Master Bath with shower. 2 additional, spacious bedrooms are located down the hall with a full bath with dual vanity sinks. Unfinished 2-Story attic that has potential to be finished into a great room. Finished basement includes huge bonus room with many opportunities and a workshop. THIS ONE WILL NOT LAST! ATTENTION BUILDERS AND REMODELERS!

Courtesy of Lillian Montalto Signature Properties

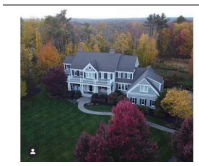
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
4 Closed *MLS ID: 72815101*								
5 Freemont Ln	Single Family	4/4	3,754	62,726	1999	6/8/2021	$1,051,000	$280



A MUST SEE GORGEOUS YOUNG COLONIAL! Nestled on a cul-de-sac in a private setting, this sun-filled home offers an abundance of space inside and out. The first floor offers a grand foyer with dual closets, Living Room with a gas fireplace and French doors that lead to an Office, Dining Room with wainscoting, an open-concept Kitchen with granite counter tops, and island, pantry and eat-in area as well as a Family Room with it's own gas fireplace and French doors that lead to the Sun Room and Deck. The second floor has a spacious Master Bedroom with a large walk-in closet, master bath with shower, sunken tub plus three additional bedrooms - two that also have walk-in closets, plus a laundry room and a full bath. The walk-out finished Lower Level offers space for games, movie nights, has a kitchenette area and another full bath. All this plus a new Roof (2019), newly finished Lower Level (2019), New Washer/Dryer (2020) plus gleaming Hardwood Floors on 1st & 2nd floors. SO MUCH TO LOVE!

Courtesy of WilliamRaveis R.E. & Home Services

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
5 Closed *MLS ID: 72810707*								
8 High Meadow Rd	Single Family	5/6	6,602	99,816	2004	6/9/2021	$2,000,000	$303



Introducing 8 High Meadow Road, a Danforth & Carey built property situated at the end of a pristine & quiet cul de sac. This homes carefully appointed open floor plan boasts 5 Beds, 4Full/2Half Baths, and ample living spaces across its 6,000+ SF. At the heart of the home, a spacious kitchen features slick granite countertops, SS appliances, & ample storage space. A butlers pantry connects the kitchen to the formal dining room on one side, while the other is open to the breakfast rm & family rm w/ gas fireplace. A large rear deck is accessible via the kitchen, as well as a sun filled screened porch on the opposite side of the home. Upstairs you'll find an inviting master bedroom w/ a marble clad en-suite bathroom, along with 3 additional bedrooms. A fully finished walk-out basement offers a kitchenette, bedroom, full bathroom, rec rm, home gym, & storage space. Rounding out the FP is an office, bonus spaces on the second floor, & a 3 car garage. Too many features to mention!

Courtesy of Douglas Elliman Real Estate

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
6 Closed *MLS ID: 72811357*								
2 W Knoll Rd	Single Family	3/2	2,208	33,270	1957	6/7/2021	$1,000,010	$453



LOCATION! UPDATED! SINGLE FLOOR LIVING in one of Andover's most desirable neighborhoods! Minutes to Phillips, Bancroft, Pike and downtown. This Mid-Century gem was completely remodeled in 2018. New heating, windows, roof, kitchen, hardwood flooring, and double vanity master bath, walk in shower. 2020 upgrades include: new kitchen backsplash, majority of the lighting replaced, painted interior and exterior as well as replaced the tile on the floor to ceiling double-sided fireplace, new glass doors on each side, chimney cleaned and relined 2020. Quartz stone hearth added on both sides of fireplace for a wow factor. Additional pantry cabinet added, Kitchen offers lots of deep draw cabinets and oversized island with tons of storage. Central AC, large Master with 3 closets. Stackable W/D included. Irrigation in front yard. New 10x16 shed. 2 car garage. Open House Saturday. 4/10th from 12-2pm and Sunday 4/11: from 11-1:00pm.

Courtesy of WilliamRaveis R.E. & Home Services

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Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
7 Closed *MLS ID: 72810470*								
3 Orchard Xing	Single Family	4/3	3,896	41,963	1986	6/11/2021	$866,000	$222



Fabulous Opportunity to Live in a Great South Andover Cul-de-Sac Neighborhood! Close to Downtown Restaurants & Shopping, Pike School, Phillips Academy & Highways! Large Classic Colonial Brick Front Home with Open Floor Plan & Great Space to Entertain! Freshly Painted Throughout & Brand New Carpeting! Relax by the Fire in Comfortable Family Room off Fully Appliance Eat-in Kitchen with Granite Countertops & Breakfast Bar. Host Holidays in Oversized Great Room with Wet-bar & Access to Deck Overlooking Large Private, Level Backyard! Generous Sized Dining Room & Front to Back Living Room boast Gleaming Hardwood Floors! Cathedral Ceiling Front to Back Master Bedroom with Spa-like Bathroom. 3 additional Large Bedrooms & Full Bath complete Second Floor. Walkup Attic for Storage. Full Sized Four Car Garage & plenty of storage in Lower Level. Central Air Main Level, Heating System 2 years old & Town Water. Title V in hand. Town Sewerage on Street. Move Right in! Quick Close Possible.

Courtesy of Keller Williams Realty

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
8 Closed *MLS ID: 72810442*								
4 Paddock Ln	Single Family	4/4	5,975	107,484	1995	6/11/2021	$1,440,000	$241



Highly sought after Phillips Academy/Pike School area! This stately high-quality home was built by Charlie Carroll is gracefully perched on 2.47 acres of peaceful privacy on a cul-de-sac. The expansive backyard - a true rarity - is park-like & features a professionally installed putting green for the avid golfer (or for those needing practice) & even a pergola and has enough room for a football game! Inside you will find a perfect floor plan for entertaining AND comfortable living. You will LOVE the screened room overlooking the backyard paradise as well as a Sunroom w/ slider to deck. Large Kitchen w/ lots of cabinets leads to generous Family Rm. Oversized Dining Rm & Living Rm will accommodate large gatherings. Don't miss the Home Office w/ lots of custom built-ins. 2nd floor has 4 LARGE bedrooms - all with hardwood floors & laundry Room. Spacious Master Suite has updated bathroom & walk-in closet. The fun continues in the finished LL w/ Playrm, Billiard rm, w/ wet bar & full bath.

Courtesy of William Raveis R.E. & Home Services

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
9 Closed *MLS ID: 72803041*								
18 Ravens Blf	Single Family	4/3	3,711	29,054	1996	6/7/2021	$930,000	$251



You will love coming home to this private tranquil setting. Enjoy hiking from Avis Deer Jump Reservation which abuts your new backyard. Current owner has taken great care of this traditional Colonial located on a beautiful wooded lot & located at the end of the cul-de-sac. New granite front steps await you. Convenient home office w/French doors which everyone needs today. You will love the eat in kitchen with new ceramic floor, large center island w/granite counter tops & slider accessing a quiet back yard. Step up to the large family room w/brick fireplace, wood burning stove & cathedral ceiling open to the kitchen. First floor laundry & pantry area. Upstairs all bedrooms have hardwood floors & great closet space. Master has large walk-in closet & updated 3/4 bath w/shower, pebble flooring, rain head & seamless doors. Main bath has updated ceramic floor. Walk-up attic w/great space perfect for finishing. Walk-out lower level is partially finished.

Courtesy of William Raveis R.E. & Home Services

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
10 Closed *MLS ID: –*								
2 Trumpeters Ln	Condo/Townhouse/Apt.	3/4	3,513	–	2003	6/7/2021	–	$297



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