

## Andover Real Estate Transactions November 2021

### Five properties sold in past month

Ty Morris, Coldwell Banker Lifestyles

Five properties sold in Andover over the past month.

Theresa Carter sold 163 Maple Street to Michael Zamot and Alexandra Quiros for \$391,000. This four bedroom, two bathroom home, circa 1875, sits on 3.4 acres, has a one-bay barn and includes 2,127 square feet of living space. Mary Lou Cummings and David Cleveland of Coldwell Banker Lifestyles represented the sellers, and Team Marion Sharich of BH&G, the Masiello Group, represented the buyers.

Keith Pfeifer and Jane Slayton sold their house at 48 River's Edge Road to Sarah Cable and Elizabeth Pinsky for \$419,000. This three bedroom, two bathroom saltbox cape sits on 7.58 acres, has an in-ground pool, and 2,379 square feet of living space. Ty Morris of Coldwell Banker Lifestyles represented the sellers and Donna Forest of BH&G, The Milestone Team, represented the buyers.

Doyle C. Adams, Jr. Estate sold 68 Brick House Road to Debra and David Hunter for \$424,000. This three bedroom, two bathroom farmhouse sits on 85 acres and has 2,431 square feet of living space. Nicholas Repp of Lake Farm Realty represented the sellers and Randy Miller of Roche Realty Group represented the buyers.

Michael Mandella and Dana Gadoury sold 118 Beech Hill Road to Tyler Young for \$425,000. This three bedroom, three bathroom split-level home has a two car attached garage, 2,712 square feet of living space, and sits on 10 acres. Kristin Dunklee of BHHS Verani represented the sellers and Anthony Dolan of Dolan Real Estate represented the buyers.

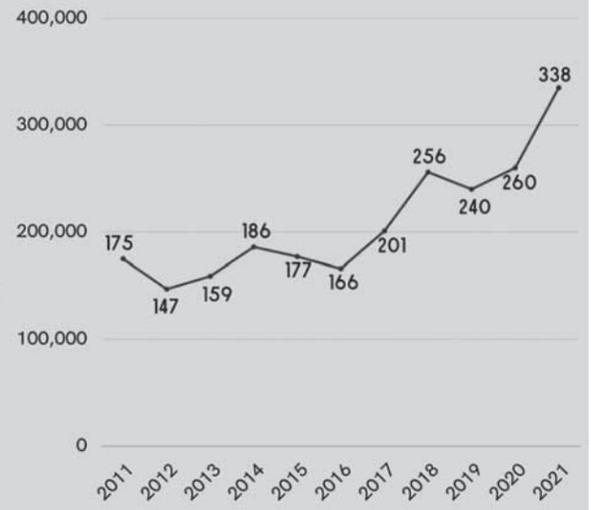
Steven Dupuis sold 484 Elbow Pond Road to Sarah Wood and Steven Doherty for \$575,000. This three bedroom, four bathroom home sits on 4.16 acres. Lori Meding of KW Lakes and Mountains Realty represented both sides of the transaction.

For more local real estate information, call Ty Morris at 603 237-2060. Happy Holidays!

### A 10 YEAR LOOK AT ANDOVER'S MARKET

**MEDIAN SELLING PRICE**  
Prior to 2017, the median selling price was historically less than the listing price. Since then, we have seen some fluctuations, with an overall increase in the final sales price when compared to the listing price.

2017	+3%
2018	-3%
2019	+2%
2020	0%
2021	+8%



In 2021, the median selling price of an Andover home was very nearly double the median for 2011.  
Data: New England Real Estate Network

## Presentation Explains the State of Real Estate in Andover

Larry Chase  
Andover Community Hub

According to local realtor Ty Morris, who spoke on the subject of real estate sales in Andover at a November event sponsored by the Andover Community Hub, there is good news for actual and potential home sellers, and not-so-good news for actual and potential home buyers: Competition for New Hampshire homes is driving up values and prices.

Morris added that "Sellers are ben-

efitting from their investments while home prices remain on the rise. Still, it may be the best time to purchase a home as interest rates are historically low, and home values are projected to remain steady over the next few years.

"We may be looking at the new normal of buying and selling real estate in New Hampshire. Feel free to email me with your questions at Ty@TheCBLife.com."

A video of Ty's presentation is available at Andover-NH.gov.

## The Andover Historical Society 2022 Annual Calendar featuring photos of Andover history

**Available Now!**

at Andover's public libraries, Mane Street Salon, and Morgan Hill Bookstore  
or by calling 603 380-1070 or 540 250-7023  
or visit our website at AndoverHistory.org to order the calendar online  
for \$12 (Includes shipping in the USA)



East Andover Halcyon Hills Farm Display in Franklin, NH.  
Take a look at Andover history... and take one home  
(or two or three, for relatives and friends)! • \$10

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**TY MORRIS**  
CELL: 603.237.2060 | OFFICE: 603.526.4020

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