

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tewksbury

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	30	44	+ 46.7%	185	191	+ 3.2%
Closed Sales	35	33	- 5.7%	161	143	- 11.2%
Median Sales Price*	\$437,500	<b>\$440,000</b>	+ 0.6%	\$437,500	<b>\$450,000</b>	+ 2.9%
Inventory of Homes for Sale	25	34	+ 36.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	21	34	+ 61.9%	35	38	+ 8.6%
Percent of Original List Price Received*	101.2%	97.7%	- 3.5%	100.3%	98.9%	- 1.4%
New Listings	26	34	+ 30.8%	200	229	+ 14.5%

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

### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	12	16	+ 33.3%	79	87	+ 10.1%
Closed Sales	19	13	- 31.6%	70	75	+ 7.1%
Median Sales Price*	\$331,000	<b>\$337,500</b>	+ 2.0%	\$332,750	<b>\$345,000</b>	+ 3.7%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	27	34	+ 25.9%	31	42	+ 35.5%
Percent of Original List Price Received*	100.1%	98.4%	- 1.7%	101.0%	98.9%	- 2.1%
New Listings	14	14	0.0%	86	95	+ 10.5%

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

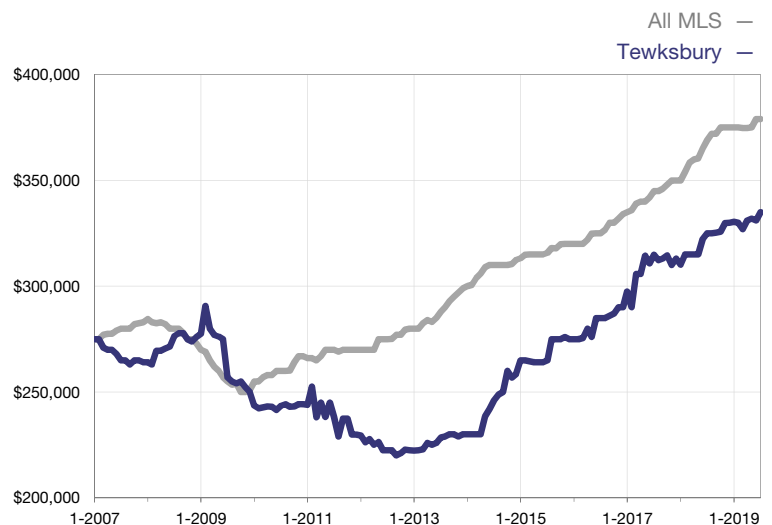
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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