

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tewksbury

### Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	11	+ 22.2%	9	11	+ 22.2%
Closed Sales	11	12	+ 9.1%	11	12	+ 9.1%
Median Sales Price*	\$640,000	<b>\$637,750</b>	- 0.4%	\$640,000	<b>\$637,750</b>	- 0.4%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	0.5	<b>0.5</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	<b>18</b>	- 28.0%	25	<b>18</b>	- 28.0%
Percent of Original List Price Received*	99.2%	<b>97.6%</b>	- 1.6%	99.2%	<b>97.6%</b>	- 1.6%
New Listings	5	<b>10</b>	+ 100.0%	5	<b>10</b>	+ 100.0%

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

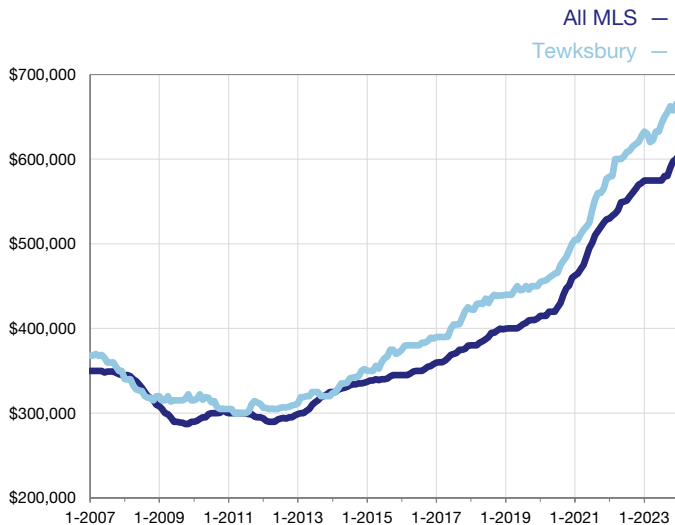
### Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	6	- 40.0%	10	6	- 40.0%
Closed Sales	2	7	+ 250.0%	2	7	+ 250.0%
Median Sales Price*	\$388,750	<b>\$473,000</b>	+ 21.7%	\$388,750	<b>\$473,000</b>	+ 21.7%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	1.5	<b>0.8</b>	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	42	<b>30</b>	- 28.6%	42	<b>30</b>	- 28.6%
Percent of Original List Price Received*	95.0%	<b>100.0%</b>	+ 5.3%	95.0%	<b>100.0%</b>	+ 5.3%
New Listings	11	<b>10</b>	- 9.1%	11	<b>10</b>	- 9.1%

\* 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

