

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

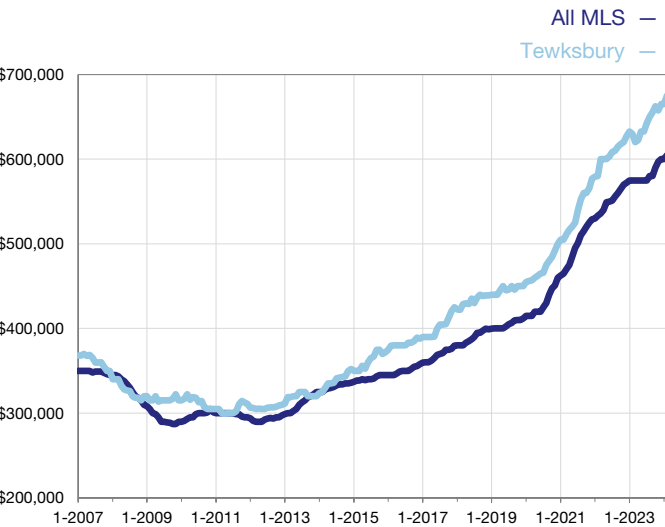
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	16	19	+ 18.8%
Closed Sales	11	7	- 36.4%	22	19	- 13.6%
Median Sales Price*	\$553,500	\$620,000	+ 12.0%	\$605,000	\$635,000	+ 5.0%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	44	32	- 27.3%	34	23	- 32.4%
Percent of Original List Price Received*	98.6%	101.7%	+ 3.1%	98.9%	99.1%	+ 0.2%
New Listings	12	9	- 25.0%	17	19	+ 11.8%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	15	13	- 13.3%
Closed Sales	5	5	0.0%	7	12	+ 71.4%
Median Sales Price*	\$479,122	\$465,000	- 2.9%	\$422,500	\$467,700	+ 10.7%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 36.8%	26	29	+ 11.5%
Percent of Original List Price Received*	100.5%	101.9%	+ 1.4%	98.9%	100.8%	+ 1.9%
New Listings	5	6	+ 20.0%	16	17	+ 6.3%

* 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

