

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tewksbury

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	18	15	- 16.7%	34	33	- 2.9%
Closed Sales	11	10	- 9.1%	33	29	- 12.1%
Median Sales Price*	\$565,000	<b>\$647,500</b>	+ 14.6%	\$575,000	<b>\$640,000</b>	+ 11.3%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	37	27	- 27.0%	35	25	- 28.6%
Percent of Original List Price Received*	100.9%	<b>102.6%</b>	+ 1.7%	99.6%	<b>100.3%</b>	+ 0.7%
New Listings	19	22	+ 15.8%	36	41	+ 13.9%

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

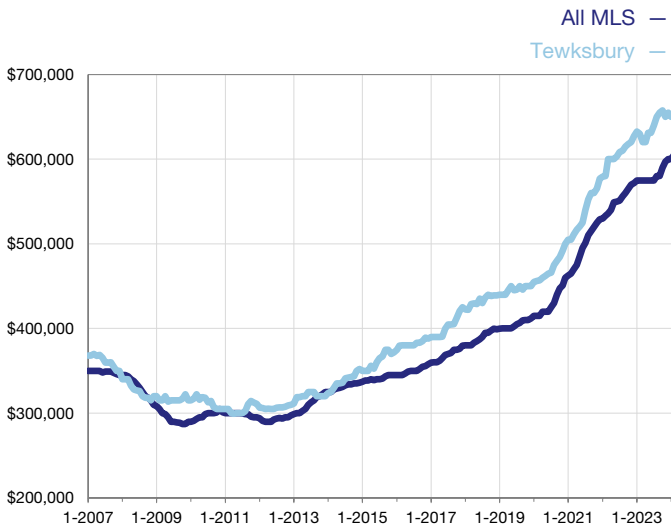
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	14	+ 40.0%	25	27	+ 8.0%
Closed Sales	7	7	0.0%	14	19	+ 35.7%
Median Sales Price*	\$421,500	<b>\$485,000</b>	+ 15.1%	\$422,000	<b>\$473,000</b>	+ 12.1%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	26	41	+ 57.7%	26	33	+ 26.9%
Percent of Original List Price Received*	101.3%	<b>99.8%</b>	- 1.5%	100.1%	<b>100.4%</b>	+ 0.3%
New Listings	10	13	+ 30.0%	26	30	+ 15.4%

\* 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

