

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	21	31	+ 47.6%	87	113	+ 29.9%
Closed Sales	22	18	- 18.2%	83	90	+ 8.4%
Median Sales Price*	\$683,250	\$687,500	+ 0.6%	\$649,900	\$667,500	+ 2.7%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	15	14	- 6.7%	27	21	- 22.2%
Percent of Original List Price Received*	105.6%	106.4%	+ 0.8%	102.7%	103.8%	+ 1.1%
New Listings	16	28	+ 75.0%	86	120	+ 39.5%

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

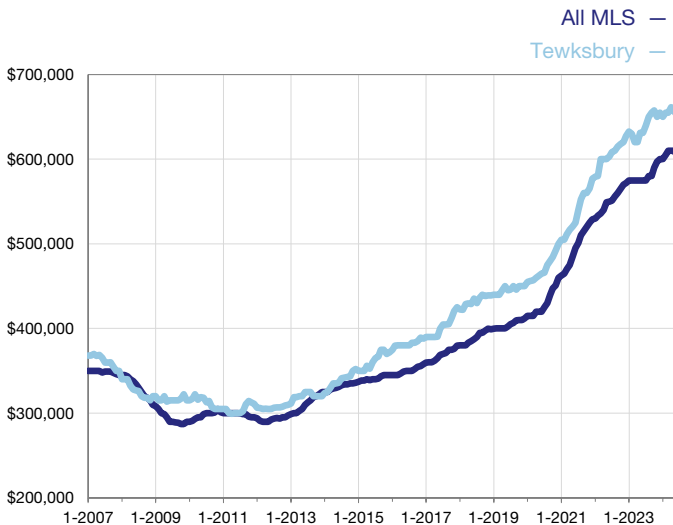
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	12	+ 9.1%	63	66	+ 4.8%
Closed Sales	10	11	+ 10.0%	43	51	+ 18.6%
Median Sales Price*	\$452,500	\$500,000	+ 10.5%	\$440,000	\$475,000	+ 8.0%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	18	17	- 5.6%	23	22	- 4.3%
Percent of Original List Price Received*	105.8%	104.6%	- 1.1%	103.0%	103.1%	+ 0.1%
New Listings	8	12	+ 50.0%	56	75	+ 33.9%

* 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

