

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	23	+ 109.1%	98	128	+ 30.6%
Closed Sales	13	29	+ 123.1%	96	119	+ 24.0%
Median Sales Price*	\$691,000	\$732,000	+ 5.9%	\$652,500	\$675,000	+ 3.4%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	27	22	- 18.5%
Percent of Original List Price Received*	104.2%	102.6%	- 1.5%	102.9%	103.5%	+ 0.6%
New Listings	21	17	- 19.0%	107	137	+ 28.0%

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

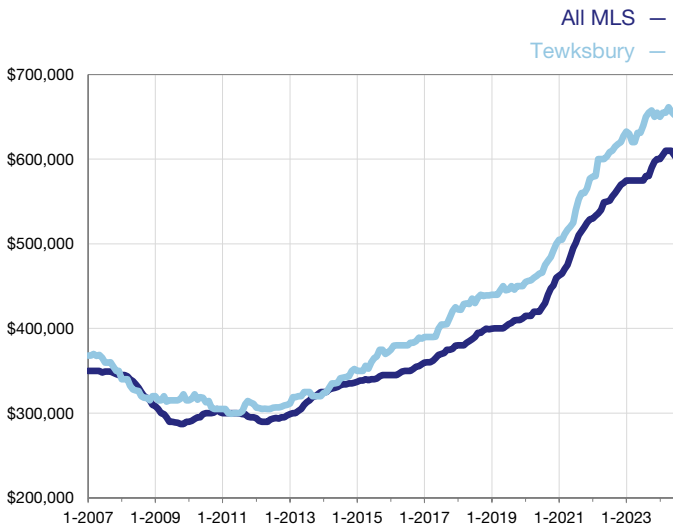
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	12	+ 140.0%	68	76	+ 11.8%
Closed Sales	12	19	+ 58.3%	55	70	+ 27.3%
Median Sales Price*	\$491,000	\$480,000	- 2.2%	\$450,000	\$476,500	+ 5.9%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	22	21	- 4.5%
Percent of Original List Price Received*	105.5%	102.7%	- 2.7%	103.6%	103.0%	- 0.6%
New Listings	10	10	0.0%	66	83	+ 25.8%

* 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

