

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tewksbury

### Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	24	+ 50.0%	114	148	+ 29.8%
Closed Sales	22	19	- 13.6%	118	138	+ 16.9%
Median Sales Price*	\$693,000	<b>\$685,000</b>	- 1.2%	\$662,500	<b>\$680,000</b>	+ 2.6%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	15	23	+ 53.3%	24	22	- 8.3%
Percent of Original List Price Received*	105.5%	<b>103.5%</b>	- 1.9%	103.4%	<b>103.5%</b>	+ 0.1%
New Listings	15	18	+ 20.0%	122	154	+ 26.2%

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

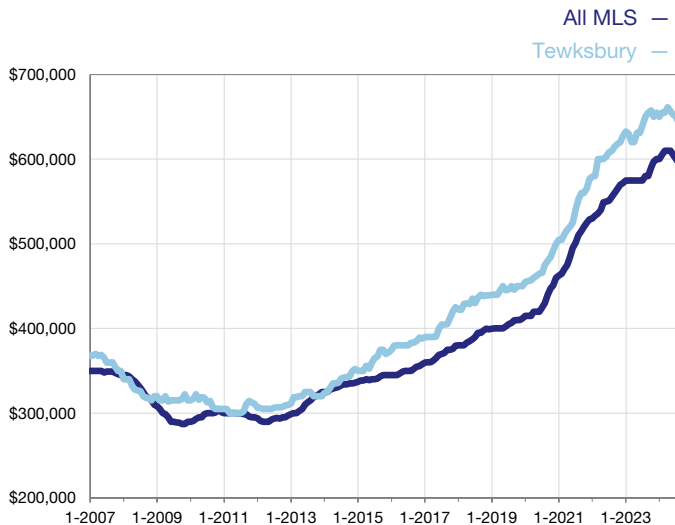
### Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	12	+ 9.1%	79	87	+ 10.1%
Closed Sales	11	9	- 18.2%	66	79	+ 19.7%
Median Sales Price*	\$481,000	<b>\$472,000</b>	- 1.9%	\$460,000	<b>\$476,000</b>	+ 3.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	30	30	0.0%	24	22	- 8.3%
Percent of Original List Price Received*	104.8%	<b>105.2%</b>	+ 0.4%	103.8%	<b>103.3%</b>	- 0.5%
New Listings	5	7	+ 40.0%	71	91	+ 28.2%

\* 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

