

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

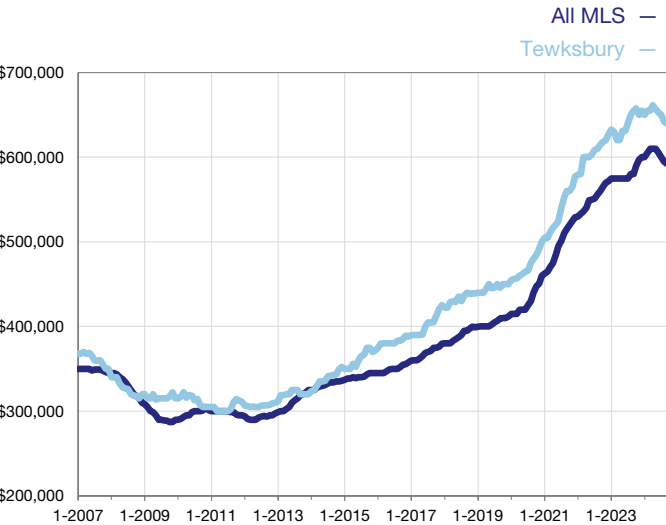
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	23	+ 21.1%	133	169	+ 27.1%
Closed Sales	14	19	+ 35.7%	132	157	+ 18.9%
Median Sales Price*	\$667,500	\$750,000	+ 12.4%	\$662,500	\$680,000	+ 2.6%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	24	22	- 8.3%
Percent of Original List Price Received*	100.2%	101.8%	+ 1.6%	103.0%	103.3%	+ 0.3%
New Listings	20	25	+ 25.0%	142	179	+ 26.1%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	86	94	+ 9.3%
Closed Sales	12	19	+ 58.3%	78	98	+ 25.6%
Median Sales Price*	\$509,800	\$529,800	+ 3.9%	\$467,000	\$480,000	+ 2.8%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	66	37	- 43.9%	30	25	- 16.7%
Percent of Original List Price Received*	102.7%	99.6%	- 3.0%	103.6%	102.6%	- 1.0%
New Listings	17	10	- 41.2%	88	101	+ 14.8%

* 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

