

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

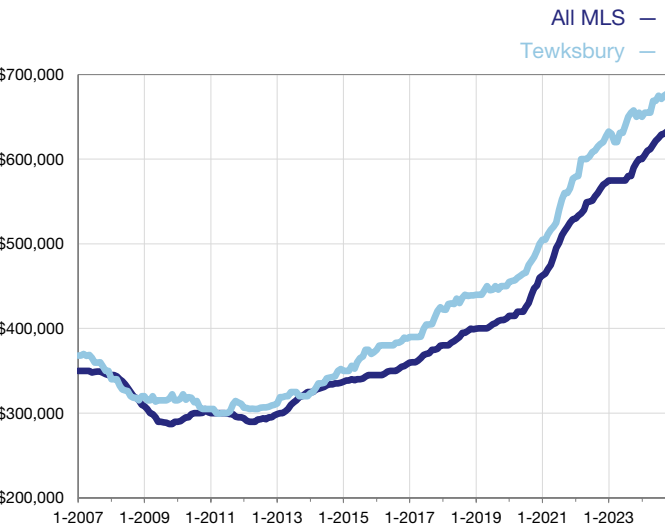
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				20	22	+ 10.0%	153	186	+ 21.6%
Closed Sales				15	22	+ 46.7%	147	179	+ 21.8%
Median Sales Price*				\$669,000	\$702,500	+ 5.0%	\$665,000	\$680,000	+ 2.3%
Inventory of Homes for Sale				27	11	- 59.3%	--	--	--
Months Supply of Inventory				1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale				12	33	+ 175.0%	23	24	+ 4.3%
Percent of Original List Price Received*				106.5%	100.5%	- 5.6%	103.4%	103.0%	- 0.4%
New Listings				31	17	- 45.2%	173	196	+ 13.3%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				11	12	+ 9.1%	97	104	+ 7.2%
Closed Sales				9	5	- 44.4%	87	103	+ 18.4%
Median Sales Price*				\$500,000	\$502,000	+ 0.4%	\$475,000	\$480,000	+ 1.1%
Inventory of Homes for Sale				11	7	- 36.4%	--	--	--
Months Supply of Inventory				1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale				13	19	+ 46.2%	28	25	- 10.7%
Percent of Original List Price Received*				104.5%	99.8%	- 4.5%	103.7%	102.4%	- 1.3%
New Listings				9	12	+ 33.3%	97	113	+ 16.5%

* 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

