

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

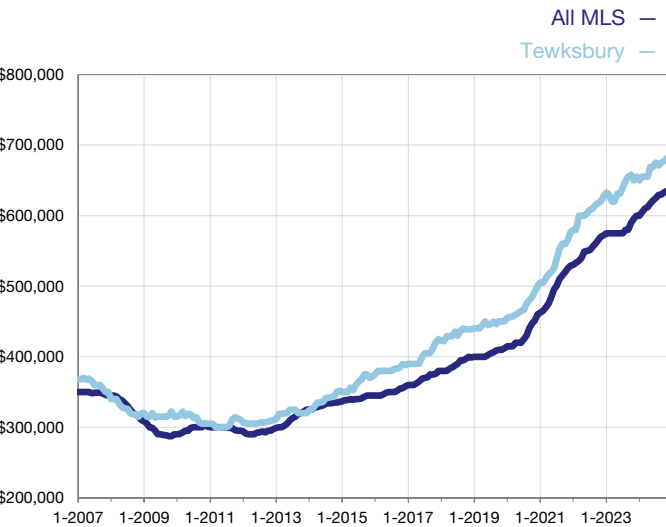
| Single-Family Properties | November | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 16 | 12 | - 25.0% | 169 | 196 | + 16.0% |
| Closed Sales | 25 | 18 | - 28.0% | 172 | 197 | + 14.5% |
| Median Sales Price* | \$635,000 | \$642,500 | + 1.2% | \$652,500 | \$680,000 | + 4.2% |
| Inventory of Homes for Sale | 23 | 8 | - 65.2% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 0.5 | - 66.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 25 | - 3.8% | 23 | 24 | + 4.3% |
| Percent of Original List Price Received* | 101.6% | 102.5% | + 0.9% | 103.1% | 102.9% | - 0.2% |
| New Listings | 14 | 9 | - 35.7% | 187 | 206 | + 10.2% |

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

| Condominium Properties | November | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 7 | 11 | + 57.1% | 104 | 115 | + 10.6% |
| Closed Sales | 12 | 9 | - 25.0% | 99 | 112 | + 13.1% |
| Median Sales Price* | \$500,000 | \$545,000 | + 9.0% | \$480,000 | \$485,000 | + 1.0% |
| Inventory of Homes for Sale | 11 | 2 | - 81.8% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 0.2 | - 83.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 15 | - 34.8% | 28 | 24 | - 14.3% |
| Percent of Original List Price Received* | 100.9% | 100.5% | - 0.4% | 103.3% | 102.5% | - 0.8% |
| New Listings | 8 | 6 | - 25.0% | 105 | 119 | + 13.3% |

* 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

