

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tewksbury

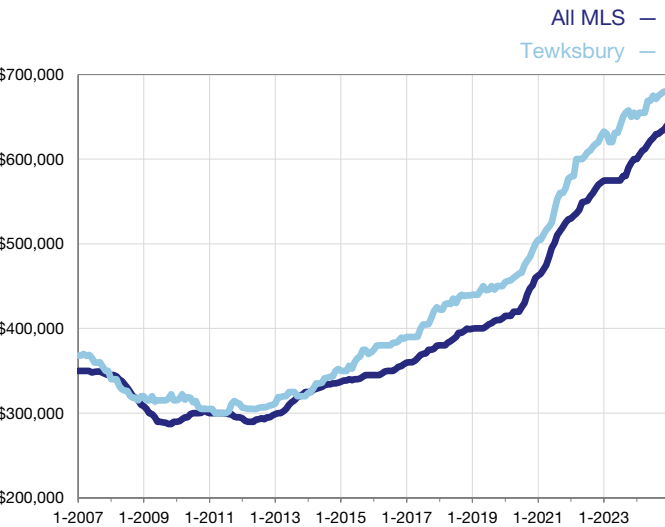
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	9	- 30.8%	182	205	+ 12.6%
Closed Sales	12	16	+ 33.3%	184	213	+ 15.8%
Median Sales Price*	\$707,450	\$635,000	- 10.2%	\$655,000	\$680,000	+ 3.8%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	28	27	- 3.6%	24	24	0.0%
Percent of Original List Price Received*	102.0%	101.8%	- 0.2%	103.1%	102.8%	- 0.3%
New Listings	6	11	+ 83.3%	193	217	+ 12.4%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	113	119	+ 5.3%
Closed Sales	7	9	+ 28.6%	106	121	+ 14.2%
Median Sales Price*	\$422,000	\$510,000	+ 20.9%	\$479,561	\$485,000	+ 1.1%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	41	+ 36.7%	28	25	- 10.7%
Percent of Original List Price Received*	103.5%	100.6%	- 2.8%	103.4%	102.4%	- 1.0%
New Listings	4	6	+ 50.0%	109	125	+ 14.7%

\* 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

