

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

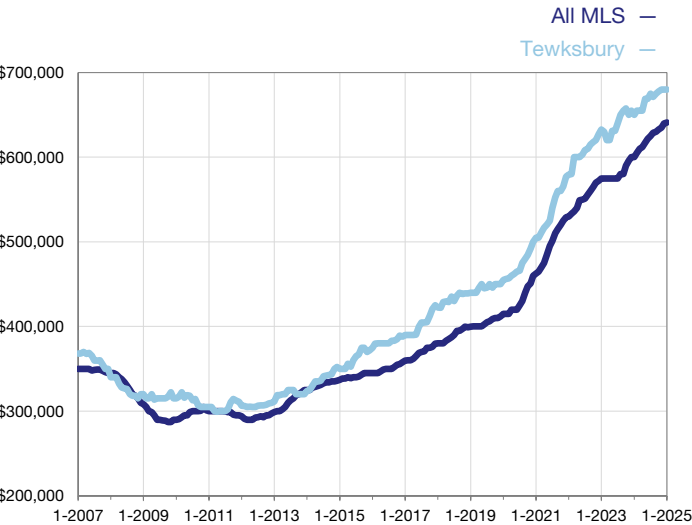
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	14	+ 27.3%	11	14	+ 27.3%
Closed Sales	12	6	- 50.0%	12	6	- 50.0%
Median Sales Price*	\$637,750	\$617,500	- 3.2%	\$637,750	\$617,500	- 3.2%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	18	16	- 11.1%	18	16	- 11.1%
Percent of Original List Price Received*	97.6%	109.2%	+ 11.9%	97.6%	109.2%	+ 11.9%
New Listings	10	10	0.0%	10	10	0.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Median Sales Price*	\$473,000	\$540,000	+ 14.2%	\$473,000	\$540,000	+ 14.2%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	33	+ 10.0%	30	33	+ 10.0%
Percent of Original List Price Received*	100.0%	99.3%	- 0.7%	100.0%	99.3%	- 0.7%
New Listings	10	6	- 40.0%	10	6	- 40.0%

* 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

