

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

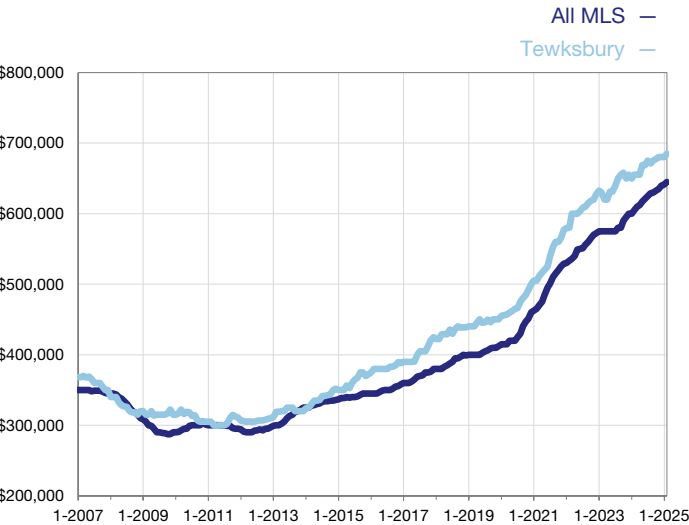
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	13	+ 85.7%	18	24	+ 33.3%
Closed Sales	7	7	0.0%	19	14	- 26.3%
Median Sales Price*	\$620,000	\$802,500	+ 29.4%	\$635,000	\$702,500	+ 10.6%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	23	23	0.0%
Percent of Original List Price Received*	101.7%	103.4%	+ 1.7%	99.1%	106.1%	+ 7.1%
New Listings	9	16	+ 77.8%	19	26	+ 36.8%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	13	14	+ 7.7%
Closed Sales	5	4	- 20.0%	12	12	0.0%
Median Sales Price*	\$465,000	\$722,500	+ 55.4%	\$467,700	\$634,500	+ 35.7%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	26	34	+ 30.8%	29	33	+ 13.8%
Percent of Original List Price Received*	101.9%	102.5%	+ 0.6%	100.8%	100.4%	- 0.4%
New Listings	6	7	+ 16.7%	16	13	- 18.8%

* 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

