

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	15	- 25.0%	20	15	- 25.0%
Closed Sales	17	21	+ 23.5%	17	21	+ 23.5%
Median Sales Price*	\$465,000	\$540,500	+ 16.2%	\$465,000	\$540,500	+ 16.2%
Inventory of Homes for Sale	24	14	- 41.7%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	51	24	- 52.9%	51	24	- 52.9%
Percent of Original List Price Received*	96.1%	103.7%	+ 7.9%	96.1%	103.7%	+ 7.9%
New Listings	18	20	+ 11.1%	18	20	+ 11.1%

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

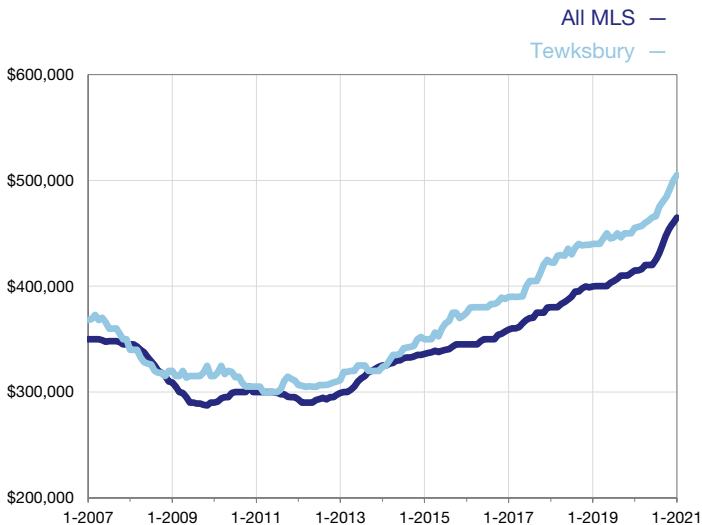
Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	8	7	- 12.5%	8	7	- 12.5%
Median Sales Price*	\$325,200	\$425,000	+ 30.7%	\$325,200	\$425,000	+ 30.7%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	52	16	- 69.2%	52	16	- 69.2%
Percent of Original List Price Received*	98.5%	99.5%	+ 1.0%	98.5%	99.5%	+ 1.0%
New Listings	10	4	- 60.0%	10	4	- 60.0%

* 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

