

# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tewksbury

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	21	+ 5.0%	80	77	- 3.8%
Closed Sales	19	21	+ 10.5%	76	63	- 17.1%
Median Sales Price*	\$615,000	<b>\$620,000</b>	+ 0.8%	\$555,000	<b>\$645,000</b>	+ 16.2%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	23	34	+ 47.8%	26	27	+ 3.8%
Percent of Original List Price Received*	107.5%	<b>107.4%</b>	- 0.1%	104.9%	<b>106.1%</b>	+ 1.1%
New Listings	16	31	+ 93.8%	80	89	+ 11.3%

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

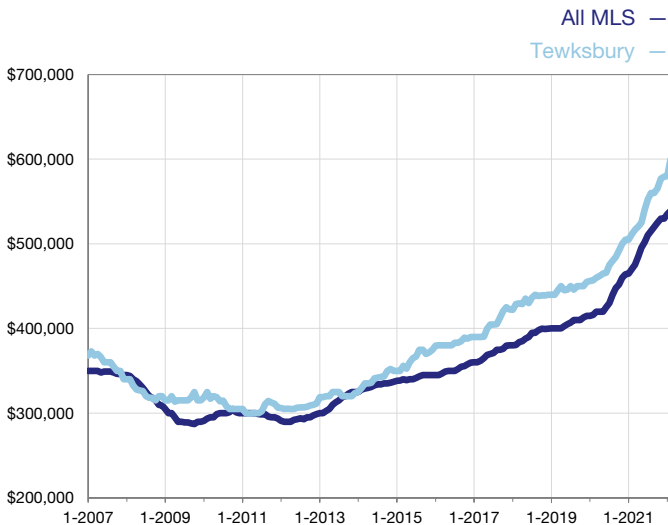
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	12	- 14.3%	46	40	- 13.0%
Closed Sales	11	8	- 27.3%	36	30	- 16.7%
Median Sales Price*	\$365,000	<b>\$484,250</b>	+ 32.7%	\$399,950	<b>\$439,950</b>	+ 10.0%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	14	17	+ 21.4%	22	16	- 27.3%
Percent of Original List Price Received*	105.2%	<b>110.9%</b>	+ 5.4%	104.2%	<b>106.9%</b>	+ 2.6%
New Listings	18	12	- 33.3%	48	44	- 8.3%

\* 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

