

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	13	- 23.5%	310	257	- 17.1%
Closed Sales	30	15	- 50.0%	309	267	- 13.6%
Median Sales Price*	\$568,500	\$580,000	+ 2.0%	\$577,000	\$627,500	+ 8.8%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	52	+ 100.0%	21	23	+ 9.5%
Percent of Original List Price Received*	102.6%	95.2%	- 7.2%	104.9%	104.2%	- 0.7%
New Listings	10	7	- 30.0%	322	287	- 10.9%

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

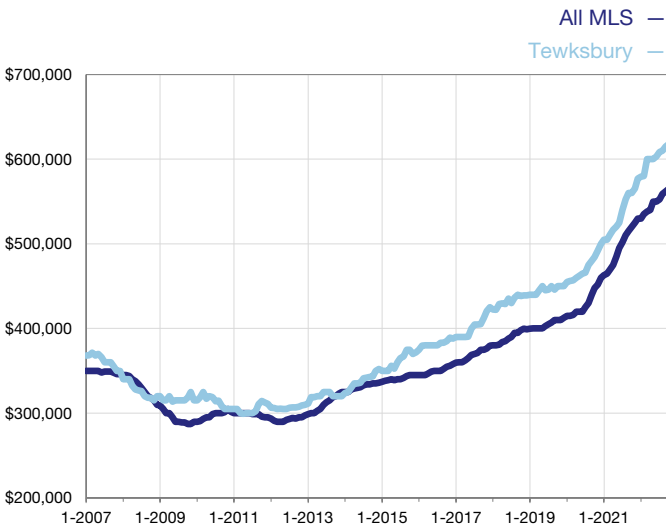
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	7	0.0%	128	120	- 6.3%
Closed Sales	9	9	0.0%	131	120	- 8.4%
Median Sales Price*	\$405,000	\$420,000	+ 3.7%	\$401,000	\$453,250	+ 13.0%
Inventory of Homes for Sale	2	11	+ 450.0%	--	--	--
Months Supply of Inventory	0.2	1.1	+ 450.0%	--	--	--
Cumulative Days on Market Until Sale	20	23	+ 15.0%	19	19	0.0%
Percent of Original List Price Received*	103.8%	99.6%	- 4.0%	105.2%	105.5%	+ 0.3%
New Listings	3	13	+ 333.3%	131	134	+ 2.3%

* 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

