

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tewksbury

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	12	+ 50.0%	8	12	+ 50.0%
Closed Sales	18	11	- 38.9%	18	11	- 38.9%
Median Sales Price*	\$585,000	<b>\$640,000</b>	+ 9.4%	\$585,000	<b>\$640,000</b>	+ 9.4%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	0.5	<b>0.3</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	32	<b>25</b>	- 21.9%	32	<b>25</b>	- 21.9%
Percent of Original List Price Received*	102.1%	<b>99.2%</b>	- 2.8%	102.1%	<b>99.2%</b>	- 2.8%
New Listings	13	5	- 61.5%	13	5	- 61.5%

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

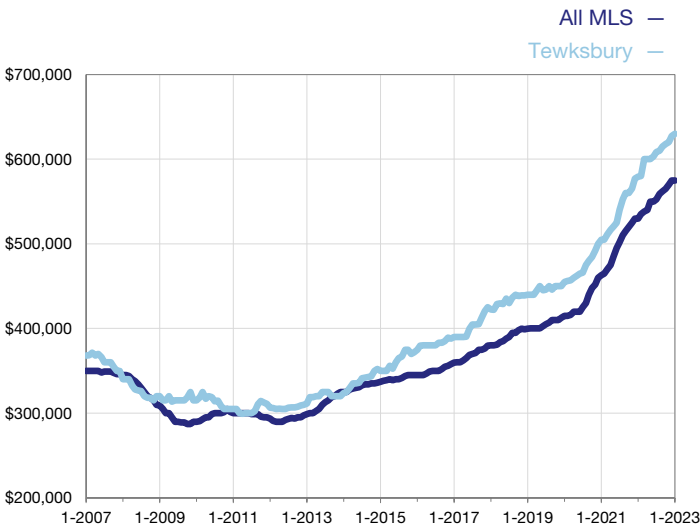
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	13	+ 85.7%	7	13	+ 85.7%
Closed Sales	7	2	- 71.4%	7	2	- 71.4%
Median Sales Price*	\$421,000	<b>\$388,750</b>	- 7.7%	\$421,000	<b>\$388,750</b>	- 7.7%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	0.5	<b>1.2</b>	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	17	<b>42</b>	+ 147.1%	17	<b>42</b>	+ 147.1%
Percent of Original List Price Received*	106.8%	<b>95.0%</b>	- 11.0%	106.8%	<b>95.0%</b>	- 11.0%
New Listings	10	11	+ 10.0%	10	11	+ 10.0%

\* 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

