

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	9	- 47.1%	25	18	- 28.0%
Closed Sales	10	11	+ 10.0%	28	22	- 21.4%
Median Sales Price*	\$618,750	\$553,500	- 10.5%	\$605,000	\$605,000	0.0%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	44	+ 76.0%	30	34	+ 13.3%
Percent of Original List Price Received*	105.5%	98.6%	- 6.5%	103.3%	98.9%	- 4.3%
New Listings	16	13	- 18.8%	29	18	- 37.9%

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

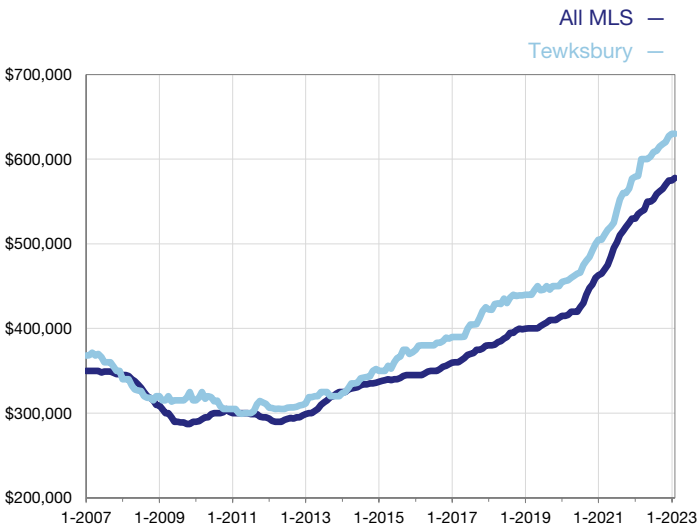
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	14	16	+ 14.3%
Closed Sales	5	5	0.0%	12	7	- 41.7%
Median Sales Price*	\$354,000	\$479,122	+ 35.3%	\$408,000	\$422,500	+ 3.6%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	14	19	+ 35.7%	16	26	+ 62.5%
Percent of Original List Price Received*	106.4%	100.5%	- 5.5%	106.6%	98.9%	- 7.2%
New Listings	9	5	- 44.4%	19	16	- 15.8%

* 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

