

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	22	+ 22.2%	54	61	+ 13.0%
Closed Sales	15	20	+ 33.3%	49	57	+ 16.3%
Median Sales Price*	\$485,000	\$555,000	+ 14.4%	\$485,000	\$541,000	+ 11.5%
Inventory of Homes for Sale	31	8	- 74.2%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	47	27	- 42.6%	53	27	- 49.1%
Percent of Original List Price Received*	99.8%	105.4%	+ 5.6%	98.2%	104.0%	+ 5.9%
New Listings	24	24	0.0%	63	64	+ 1.6%

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

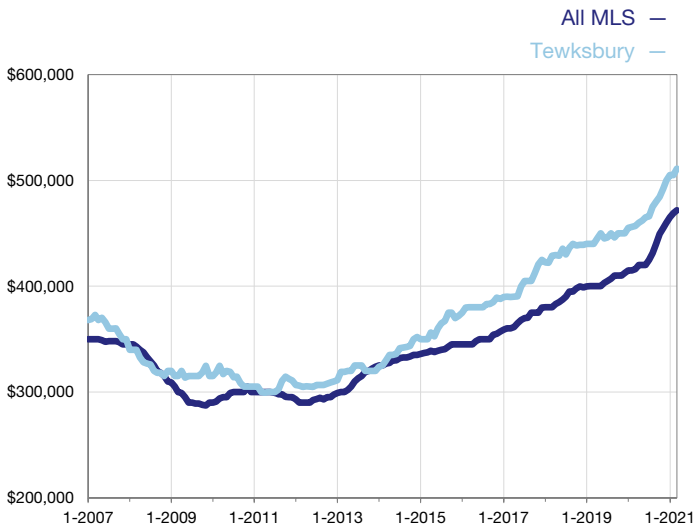
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	14	+ 55.6%	24	32	+ 33.3%
Closed Sales	8	12	+ 50.0%	20	25	+ 25.0%
Median Sales Price*	\$363,790	\$442,500	+ 21.6%	\$344,990	\$415,500	+ 20.4%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	34	32	- 5.9%	44	25	- 43.2%
Percent of Original List Price Received*	100.1%	103.2%	+ 3.1%	98.5%	103.7%	+ 5.3%
New Listings	10	11	+ 10.0%	26	30	+ 15.4%

* 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

