

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	21	+ 50.0%	68	82	+ 20.6%
Closed Sales	21	19	- 9.5%	70	76	+ 8.6%
Median Sales Price*	\$492,000	\$615,000	+ 25.0%	\$485,550	\$555,000	+ 14.3%
Inventory of Homes for Sale	27	4	- 85.2%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	38	23	- 39.5%	49	26	- 46.9%
Percent of Original List Price Received*	101.9%	107.5%	+ 5.5%	99.3%	104.9%	+ 5.6%
New Listings	12	16	+ 33.3%	75	80	+ 6.7%

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

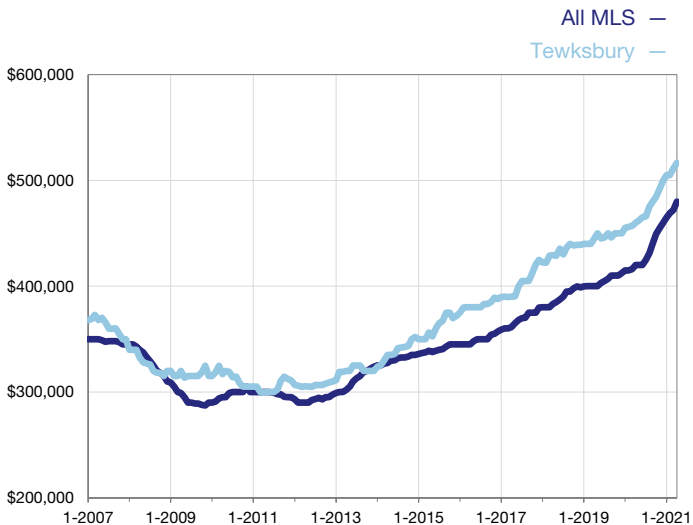
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	15	+ 400.0%	27	47	+ 74.1%
Closed Sales	10	11	+ 10.0%	30	36	+ 20.0%
Median Sales Price*	\$335,450	\$365,000	+ 8.8%	\$344,900	\$399,950	+ 16.0%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	18	14	- 22.2%	35	22	- 37.1%
Percent of Original List Price Received*	100.0%	105.2%	+ 5.2%	99.0%	104.2%	+ 5.3%
New Listings	8	18	+ 125.0%	34	48	+ 41.2%

* 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

