

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	28	+ 12.0%	93	110	+ 18.3%
Closed Sales	13	24	+ 84.6%	83	100	+ 20.5%
Median Sales Price*	\$470,031	\$604,000	+ 28.5%	\$485,000	\$564,050	+ 16.3%
Inventory of Homes for Sale	29	11	- 62.1%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	38	19	- 50.0%	47	24	- 48.9%
Percent of Original List Price Received*	101.2%	107.4%	+ 6.1%	99.6%	105.5%	+ 5.9%
New Listings	30	35	+ 16.7%	105	115	+ 9.5%

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

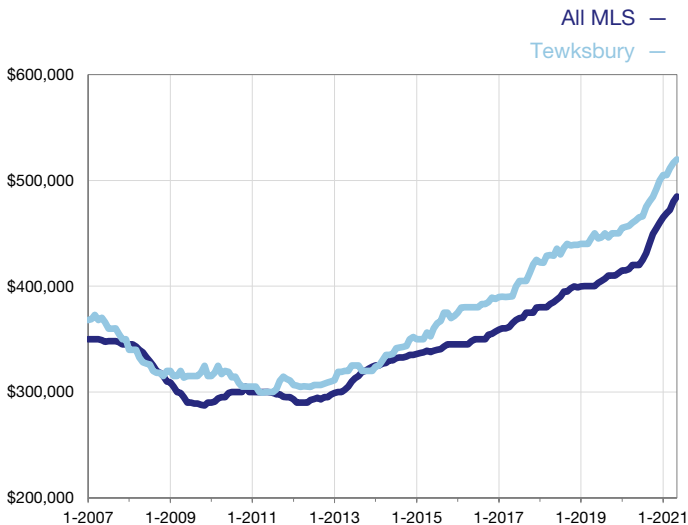
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	10	- 16.7%	39	57	+ 46.2%
Closed Sales	5	11	+ 120.0%	35	47	+ 34.3%
Median Sales Price*	\$322,900	\$440,000	+ 36.3%	\$335,000	\$400,000	+ 19.4%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	25	16	- 36.0%	34	20	- 41.2%
Percent of Original List Price Received*	99.8%	107.2%	+ 7.4%	99.1%	104.9%	+ 5.9%
New Listings	13	10	- 23.1%	47	58	+ 23.4%

* 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

