

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	31	19	- 38.7%	293	248	- 15.4%
Closed Sales	21	28	+ 33.3%	279	252	- 9.7%
Median Sales Price*	\$550,000	\$684,500	+ 24.5%	\$577,000	\$630,000	+ 9.2%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	22	24	+ 9.1%	20	21	+ 5.0%
Percent of Original List Price Received*	104.5%	99.6%	- 4.7%	105.2%	104.7%	- 0.5%
New Listings	18	18	0.0%	312	280	- 10.3%

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

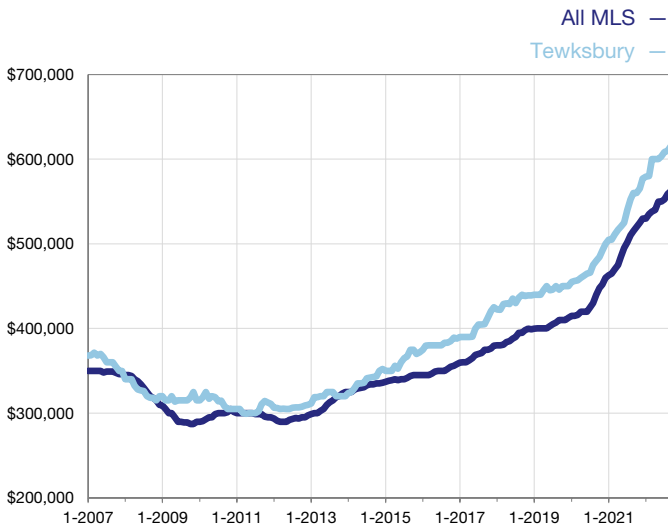
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	7	0.0%	121	114	- 5.8%
Closed Sales	14	7	- 50.0%	122	111	- 9.0%
Median Sales Price*	\$440,000	\$451,500	+ 2.6%	\$400,500	\$455,000	+ 13.6%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	22	47	+ 113.6%	19	19	0.0%
Percent of Original List Price Received*	103.0%	101.2%	- 1.7%	105.3%	106.0%	+ 0.7%
New Listings	8	4	- 50.0%	128	121	- 5.5%

* 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

