

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	19	- 34.5%	54	37	- 31.5%
Closed Sales	14	11	- 21.4%	42	33	- 21.4%
Median Sales Price*	\$688,000	\$565,000	- 17.9%	\$652,500	\$575,000	- 11.9%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	11	37	+ 236.4%	23	35	+ 52.2%
Percent of Original List Price Received*	109.8%	100.9%	- 8.1%	105.5%	99.6%	- 5.6%
New Listings	29	19	- 34.5%	58	37	- 36.2%

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

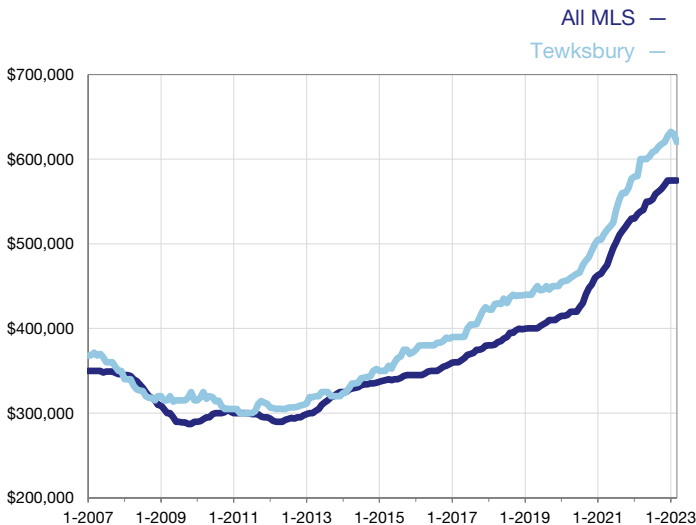
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	11	0.0%	25	26	+ 4.0%
Closed Sales	10	7	- 30.0%	22	14	- 36.4%
Median Sales Price*	\$468,950	\$421,500	- 10.1%	\$427,000	\$422,000	- 1.2%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	14	26	+ 85.7%	15	26	+ 73.3%
Percent of Original List Price Received*	104.1%	101.3%	- 2.7%	105.5%	100.1%	- 5.1%
New Listings	13	11	- 15.4%	32	27	- 15.6%

* 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

