

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	18	- 14.3%	75	53	- 29.3%
Closed Sales	21	13	- 38.1%	63	46	- 27.0%
Median Sales Price*	\$620,000	\$635,000	+ 2.4%	\$645,000	\$631,000	- 2.2%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	34	39	+ 14.7%	27	36	+ 33.3%
Percent of Original List Price Received*	107.4%	102.9%	- 4.2%	106.1%	100.5%	- 5.3%
New Listings	31	16	- 48.4%	89	53	- 40.4%

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

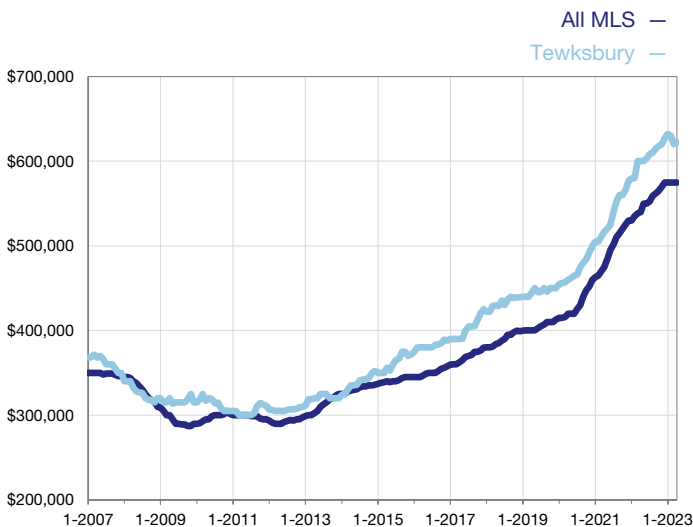
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	12	- 14.3%	39	38	- 2.6%
Closed Sales	8	8	0.0%	30	22	- 26.7%
Median Sales Price*	\$484,250	\$447,500	- 7.6%	\$439,950	\$433,750	- 1.4%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	29	+ 70.6%	16	27	+ 68.8%
Percent of Original List Price Received*	110.9%	103.2%	- 6.9%	106.9%	101.2%	- 5.3%
New Listings	12	9	- 25.0%	44	36	- 18.2%

* 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

