

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	16	- 48.4%	106	68	- 35.8%
Closed Sales	33	14	- 57.6%	96	60	- 37.5%
Median Sales Price*	\$617,500	\$672,750	+ 8.9%	\$635,000	\$640,000	+ 0.8%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	14	15	+ 7.1%	23	31	+ 34.8%
Percent of Original List Price Received*	109.5%	104.8%	- 4.3%	107.3%	101.5%	- 5.4%
New Listings	32	19	- 40.6%	120	71	- 40.8%

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

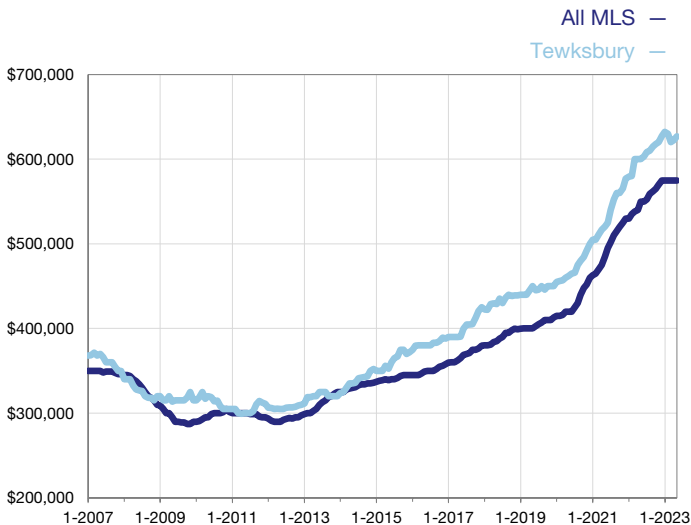
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	20	+ 53.8%	52	55	+ 5.8%
Closed Sales	13	11	- 15.4%	43	33	- 23.3%
Median Sales Price*	\$460,000	\$440,000	- 4.3%	\$450,000	\$440,000	- 2.2%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	12	19	+ 58.3%	15	24	+ 60.0%
Percent of Original List Price Received*	107.8%	104.0%	- 3.5%	107.2%	102.2%	- 4.7%
New Listings	14	13	- 7.1%	58	48	- 17.2%

* 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

