

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	21	- 38.2%	140	88	- 37.1%
Closed Sales	28	21	- 25.0%	124	81	- 34.7%
Median Sales Price*	\$665,500	\$675,000	+ 1.4%	\$645,000	\$649,900	+ 0.8%
Inventory of Homes for Sale	23	4	- 82.6%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	17	15	- 11.8%	21	27	+ 28.6%
Percent of Original List Price Received*	105.1%	105.7%	+ 0.6%	106.8%	102.6%	- 3.9%
New Listings	41	16	- 61.0%	161	86	- 46.6%

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

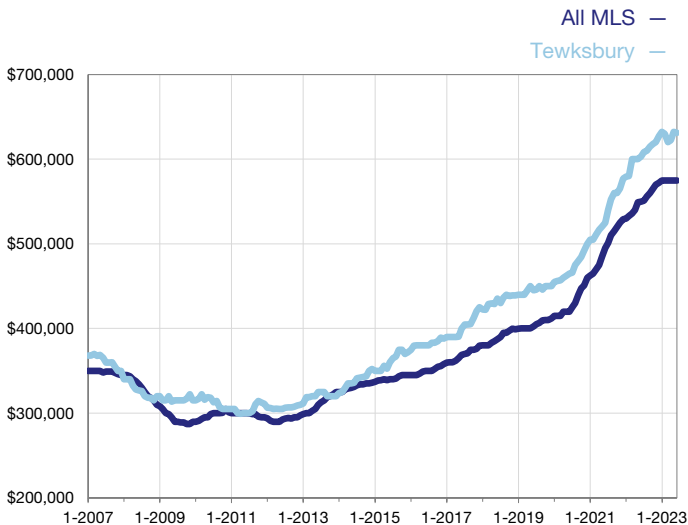
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	11	- 15.4%	65	63	- 3.1%
Closed Sales	16	10	- 37.5%	59	43	- 27.1%
Median Sales Price*	\$444,000	\$452,500	+ 1.9%	\$449,900	\$440,000	- 2.2%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	1.2	0.2	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	13	18	+ 38.5%	14	23	+ 64.3%
Percent of Original List Price Received*	107.9%	105.8%	- 1.9%	107.4%	103.0%	- 4.1%
New Listings	18	8	- 55.6%	76	56	- 26.3%

* 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

