

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tewksbury

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	15	- 11.8%	157	102	- 35.0%
Closed Sales	32	12	- 62.5%	156	94	- 39.7%
Median Sales Price*	\$607,500	<b>\$683,000</b>	+ 12.4%	\$640,000	<b>\$652,500</b>	+ 2.0%
Inventory of Homes for Sale	32	14	- 56.3%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	17	25	+ 47.1%	20	27	+ 35.0%
Percent of Original List Price Received*	106.3%	<b>104.3%</b>	- 1.9%	106.7%	<b>102.8%</b>	- 3.7%
New Listings	27	21	- 22.2%	188	107	- 43.1%

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

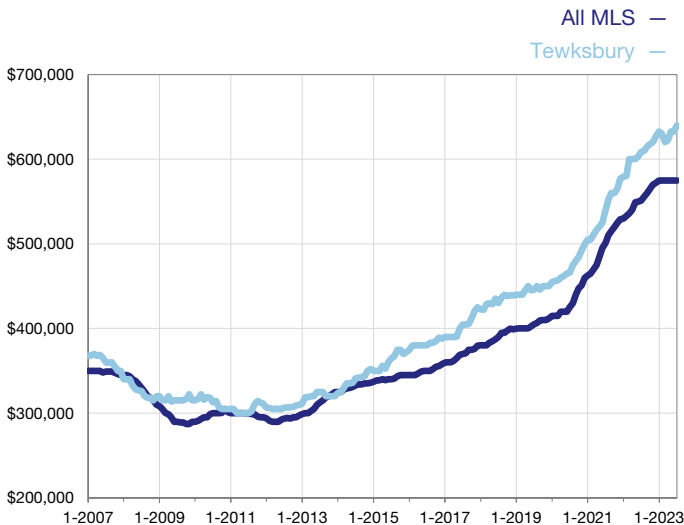
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	7	- 46.2%	78	70	- 10.3%
Closed Sales	15	11	- 26.7%	74	54	- 27.0%
Median Sales Price*	\$465,000	<b>\$492,000</b>	+ 5.8%	\$455,250	<b>\$450,000</b>	- 1.2%
Inventory of Homes for Sale	12	1	- 91.7%	--	--	--
Months Supply of Inventory	1.1	0.1	- 90.9%	--	--	--
Cumulative Days on Market Until Sale	16	14	- 12.5%	15	21	+ 40.0%
Percent of Original List Price Received*	105.8%	<b>106.0%</b>	+ 0.2%	107.1%	<b>103.6%</b>	- 3.3%
New Listings	13	7	- 46.2%	89	63	- 29.2%

\* 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

