

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	19	- 32.1%	185	117	- 36.8%
Closed Sales	24	20	- 16.7%	180	115	- 36.1%
Median Sales Price*	\$625,000	\$693,000	+ 10.9%	\$635,000	\$665,000	+ 4.7%
Inventory of Homes for Sale	29	11	- 62.1%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	20	15	- 25.0%	20	25	+ 25.0%
Percent of Original List Price Received*	102.4%	105.9%	+ 3.4%	106.1%	103.4%	- 2.5%
New Listings	28	15	- 46.4%	216	122	- 43.5%

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

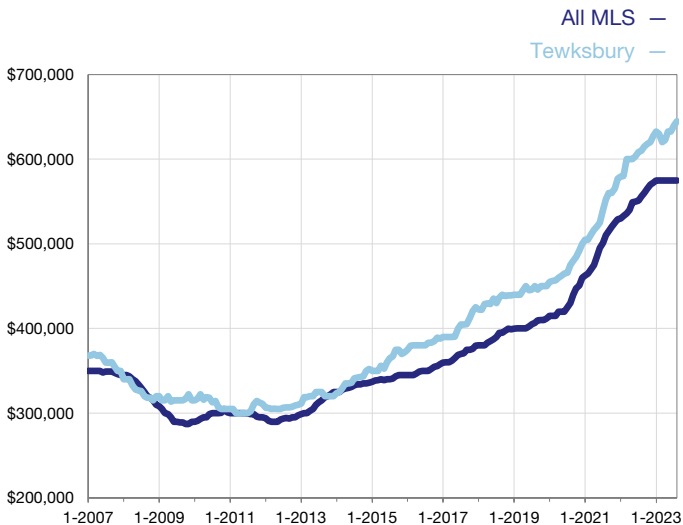
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	91	76	- 16.5%
Closed Sales	14	8	- 42.9%	88	62	- 29.5%
Median Sales Price*	\$456,000	\$495,400	+ 8.6%	\$455,250	\$459,000	+ 0.8%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	16	+ 6.7%	15	20	+ 33.3%
Percent of Original List Price Received*	107.0%	106.6%	- 0.4%	107.1%	104.0%	- 2.9%
New Listings	6	5	- 16.7%	95	68	- 28.4%

* 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

