

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	20	+ 17.6%	202	134	- 33.7%
Closed Sales	31	13	- 58.1%	211	130	- 38.4%
Median Sales Price*	\$599,000	\$680,000	+ 13.5%	\$630,000	\$665,000	+ 5.6%
Inventory of Homes for Sale	33	11	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	21	24	+ 14.3%
Percent of Original List Price Received*	103.4%	102.2%	- 1.2%	105.7%	103.2%	- 2.4%
New Listings	23	20	- 13.0%	239	142	- 40.6%

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

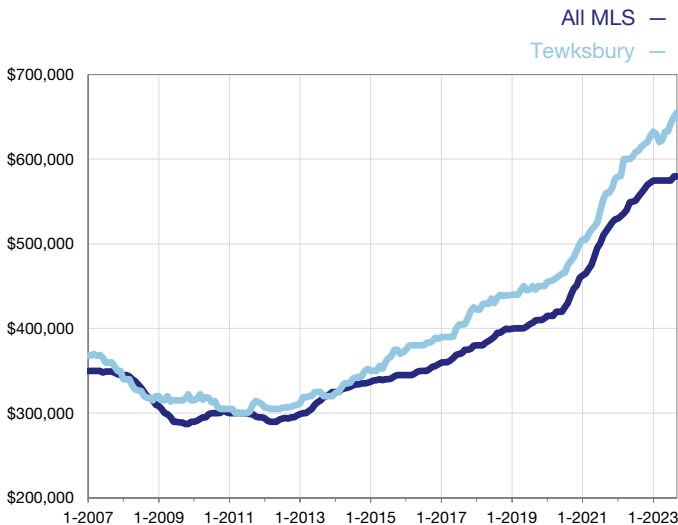
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	98	84	- 14.3%
Closed Sales	9	12	+ 33.3%	97	75	- 22.7%
Median Sales Price*	\$450,000	\$509,800	+ 13.3%	\$455,000	\$470,000	+ 3.3%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	28	66	+ 135.7%	16	28	+ 75.0%
Percent of Original List Price Received*	102.4%	102.7%	+ 0.3%	106.6%	103.7%	- 2.7%
New Listings	10	17	+ 70.0%	105	85	- 19.0%

* 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

