

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	23	- 11.5%	228	156	- 31.6%
Closed Sales	13	15	+ 15.4%	224	145	- 35.3%
Median Sales Price*	\$590,000	\$669,000	+ 13.4%	\$623,750	\$665,000	+ 6.6%
Inventory of Homes for Sale	27	19	- 29.6%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	12	- 52.0%	21	23	+ 9.5%
Percent of Original List Price Received*	99.4%	106.5%	+ 7.1%	105.3%	103.6%	- 1.6%
New Listings	21	32	+ 52.4%	260	174	- 33.1%

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

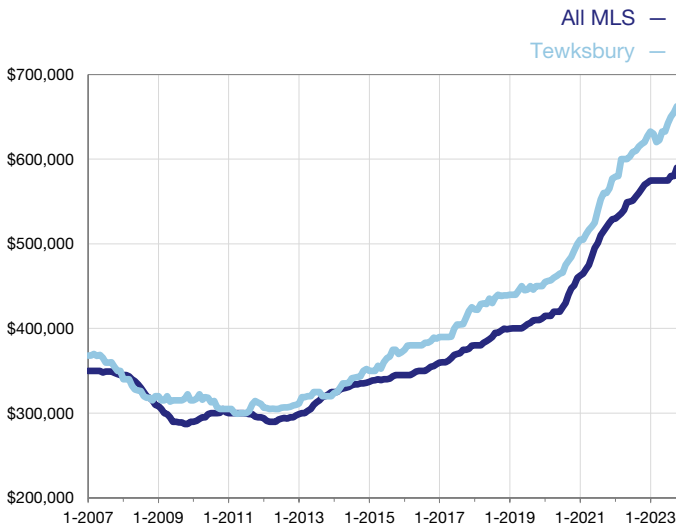
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	12	+ 50.0%	106	98	- 7.5%
Closed Sales	7	9	+ 28.6%	104	87	- 16.3%
Median Sales Price*	\$465,000	\$500,000	+ 7.5%	\$455,250	\$475,000	+ 4.3%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	32	13	- 59.4%	17	28	+ 64.7%
Percent of Original List Price Received*	102.6%	104.5%	+ 1.9%	106.4%	103.7%	- 2.5%
New Listings	11	10	- 9.1%	116	98	- 15.5%

* 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

