

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 16 | 17 | + 6.3% | 244 | 170 | - 30.3% |
| Closed Sales | 28 | 25 | - 10.7% | 252 | 171 | - 32.1% |
| Median Sales Price* | \$684,500 | \$632,000 | - 7.7% | \$630,000 | \$655,000 | + 4.0% |
| Inventory of Homes for Sale | 26 | 17 | - 34.6% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.1 | - 8.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 24 | 26 | + 8.3% | 21 | 23 | + 9.5% |
| Percent of Original List Price Received* | 99.6% | 101.6% | + 2.0% | 104.7% | 103.1% | - 1.5% |
| New Listings | 18 | 14 | - 22.2% | 278 | 187 | - 32.7% |

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

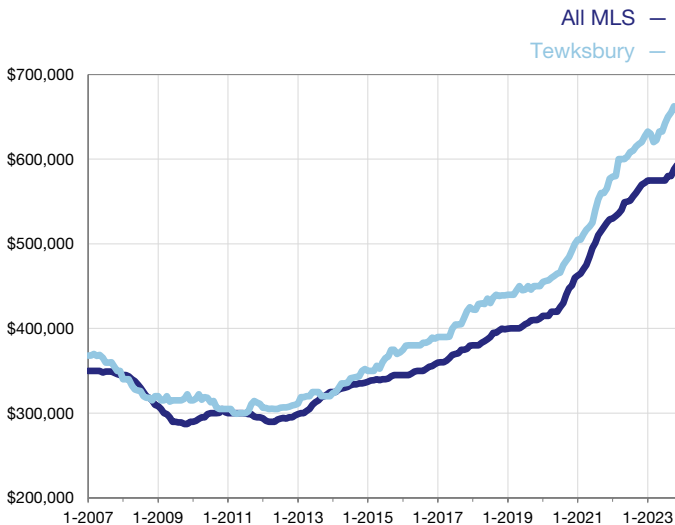
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 7 | 8 | + 14.3% | 113 | 105 | - 7.1% |
| Closed Sales | 7 | 12 | + 71.4% | 111 | 99 | - 10.8% |
| Median Sales Price* | \$451,500 | \$500,000 | + 10.7% | \$455,000 | \$480,000 | + 5.5% |
| Inventory of Homes for Sale | 5 | 8 | + 60.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 0.9 | + 80.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 47 | 23 | - 51.1% | 19 | 28 | + 47.4% |
| Percent of Original List Price Received* | 101.2% | 100.9% | - 0.3% | 106.0% | 103.3% | - 2.5% |
| New Listings | 4 | 8 | + 100.0% | 120 | 105 | - 12.5% |

* 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

