

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	14	+ 16.7%	256	183	- 28.5%
Closed Sales	15	12	- 20.0%	267	183	- 31.5%
Median Sales Price*	\$580,000	\$707,450	+ 22.0%	\$627,500	\$655,000	+ 4.4%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	52	28	- 46.2%	23	24	+ 4.3%
Percent of Original List Price Received*	95.2%	102.0%	+ 7.1%	104.2%	103.0%	- 1.2%
New Listings	7	6	- 14.3%	285	193	- 32.3%

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

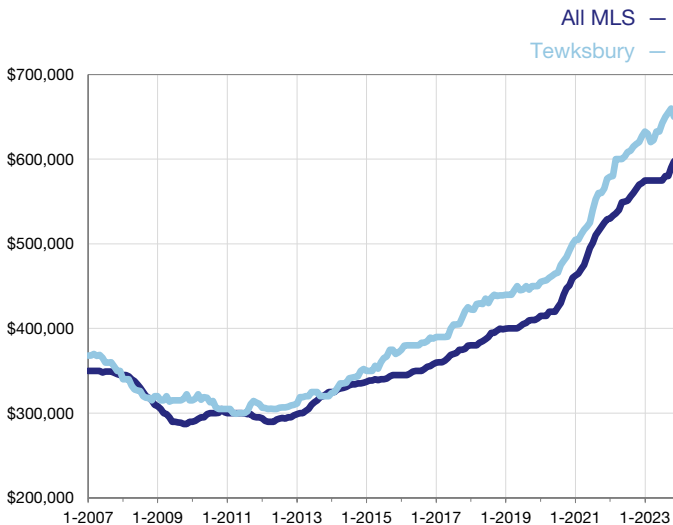
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	9	+ 125.0%	117	113	- 3.4%
Closed Sales	9	7	- 22.2%	120	106	- 11.7%
Median Sales Price*	\$420,000	\$422,000	+ 0.5%	\$453,250	\$479,561	+ 5.8%
Inventory of Homes for Sale	14	2	- 85.7%	--	--	--
Months Supply of Inventory	1.4	0.2	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	23	30	+ 30.4%	19	28	+ 47.4%
Percent of Original List Price Received*	99.6%	103.5%	+ 3.9%	105.5%	103.4%	- 2.0%
New Listings	13	4	- 69.2%	133	109	- 18.0%

* 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

