

# Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tewksbury

### Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	20	+ 66.7%	30	40	+ 33.3%
Closed Sales	10	14	+ 40.0%	29	28	- 3.4%
Median Sales Price*	\$647,500	<b>\$737,500</b>	+ 13.9%	\$640,000	<b>\$727,500</b>	+ 13.7%
Inventory of Homes for Sale	21	8	- 61.9%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	27	15	- 44.4%	25	19	- 24.0%
Percent of Original List Price Received*	102.6%	<b>104.3%</b>	+ 1.7%	100.3%	<b>105.2%</b>	+ 4.9%
New Listings	22	14	- 36.4%	41	39	- 4.9%

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

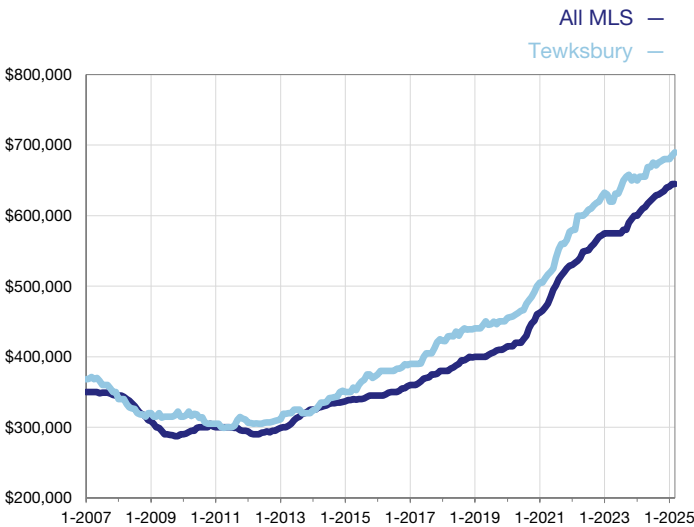
### Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	5	- 58.3%	25	17	- 32.0%
Closed Sales	7	10	+ 42.9%	19	22	+ 15.8%
Median Sales Price*	\$485,000	<b>\$512,450</b>	+ 5.7%	\$473,000	<b>\$515,000</b>	+ 8.9%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	41	18	- 56.1%	33	26	- 21.2%
Percent of Original List Price Received*	99.8%	<b>102.1%</b>	+ 2.3%	100.4%	<b>101.2%</b>	+ 0.8%
New Listings	13	7	- 46.2%	29	20	- 31.0%

\* 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

