Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties	April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-
Pending Sales	28	24	- 14.3%	58	61	+ 5.2%
Closed Sales	16	11	- 31.3%	45	39	- 13.3%
Median Sales Price*	\$613,500	\$680,000	+ 10.8%	\$630,000	\$725,000	+ 15.1%
Inventory of Homes for Sale	14	13	- 7.1%			
Months Supply of Inventory	0.9	0.8	- 11.1%			
Cumulative Days on Market Until Sale	19	20	+ 5.3%	22	19	- 13.6%
Percent of Original List Price Received*	107.1%	104.0%	- 2.9%	102.7%	104.9%	+ 2.1%
New Listings	23	28	+ 21.7%	64	66	+ 3.1%

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

Condominium Properties		April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-	
Pending Sales	12	16	+ 33.3%	37	32	- 13.5%	
Closed Sales	8	4	- 50.0%	27	26	- 3.7%	
Median Sales Price*	\$477,500	\$437,500	- 8.4%	\$475,000	\$514,950	+ 8.4%	
Inventory of Homes for Sale	9	3	- 66.7%				
Months Supply of Inventory	0.9	0.3	- 66.7%				
Cumulative Days on Market Until Sale	9	13	+ 44.4%	26	24	- 7.7%	
Percent of Original List Price Received*	103.9%	100.8%	- 3.0%	101.4%	101.1%	- 0.3%	
New Listings	15	13	- 13.3%	44	33	- 25.0%	

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

All MLS – Tewksbury – \$800,000 \$700,000 \$600,000 \$500,000 \$500,000 \$300,000 \$200,000 1-2007 1-2009 1-2011 1-2013 1-2015 1-2017 1-2019 1-2021 1-2023 1-2025

Median Sales Price – Single-Family Properties Rolling 12-Month Calculation

Median Sales Price – Condominium Properties Rolling 12-Month Calculation



