

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	15	+ 66.7%	204	203	- 0.5%
Closed Sales	16	21	+ 31.3%	213	197	- 7.5%
Median Sales Price*	\$635,000	\$675,000	+ 6.3%	\$680,000	\$725,000	+ 6.6%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	24	23	- 4.2%
Percent of Original List Price Received*	101.8%	100.8%	- 1.0%	102.8%	102.9%	+ 0.1%
New Listings	11	12	+ 9.1%	216	224	+ 3.7%

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

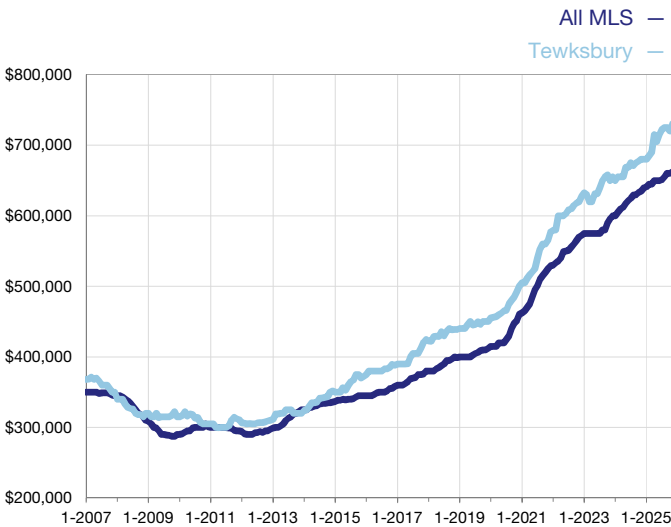
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	4	- 50.0%	119	93	- 21.8%
Closed Sales	9	6	- 33.3%	121	95	- 21.5%
Median Sales Price*	\$510,000	\$520,000	+ 2.0%	\$485,000	\$515,000	+ 6.2%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	41	28	- 31.7%	25	25	0.0%
Percent of Original List Price Received*	100.6%	99.4%	- 1.2%	102.4%	101.0%	- 1.4%
New Listings	6	1	- 83.3%	125	99	- 20.8%

* 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

