

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tewksbury

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	9	- 10.0%	20	16	- 20.0%
Closed Sales	7	7	0.0%	14	19	+ 35.7%
Median Sales Price*	\$802,500	<b>\$950,000</b>	+ 18.4%	\$702,500	<b>\$720,000</b>	+ 2.5%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	30	50	+ 66.7%	23	45	+ 95.7%
Percent of Original List Price Received*	103.4%	<b>101.8%</b>	- 1.5%	106.1%	<b>100.7%</b>	- 5.1%
New Listings	14	10	- 28.6%	24	20	- 16.7%

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

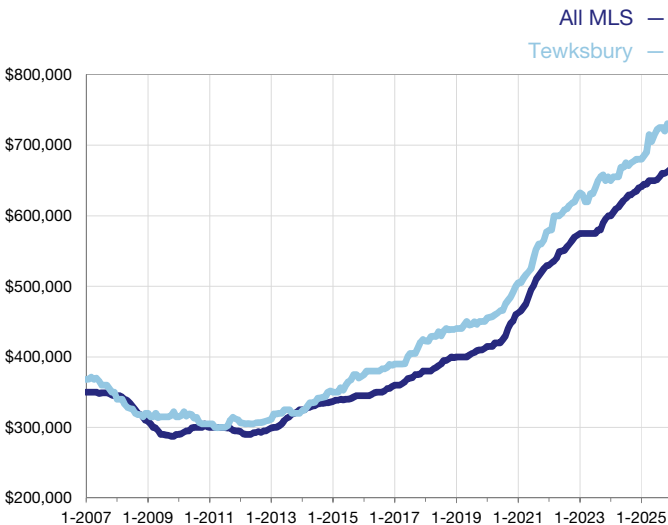
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	4	- 33.3%	12	6	- 50.0%
Closed Sales	4	3	- 25.0%	12	6	- 50.0%
Median Sales Price*	\$722,500	<b>\$484,000</b>	- 33.0%	\$634,500	<b>\$482,000</b>	- 24.0%
Inventory of Homes for Sale	4	15	+ 275.0%	--	--	--
Months Supply of Inventory	0.4	2.1	+ 425.0%	--	--	--
Cumulative Days on Market Until Sale	34	74	+ 117.6%	33	49	+ 48.5%
Percent of Original List Price Received*	102.5%	<b>98.1%</b>	- 4.3%	100.4%	<b>100.3%</b>	- 0.1%
New Listings	7	7	0.0%	13	15	+ 15.4%

\* 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

