

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tewksbury

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	<b>23</b>	+ 35.3%	37	<b>38</b>	+ 2.7%
Closed Sales	14	<b>8</b>	- 42.9%	28	<b>27</b>	- 3.6%
Median Sales Price*	\$737,500	<b>\$785,000</b>	+ 6.4%	\$727,500	<b>\$745,000</b>	+ 2.4%
Inventory of Homes for Sale	11	<b>10</b>	- 9.1%	--	--	--
Months Supply of Inventory	0.6	<b>0.6</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	15	<b>47</b>	+ 213.3%	19	<b>45</b>	+ 136.8%
Percent of Original List Price Received*	104.3%	<b>102.2%</b>	- 2.0%	105.2%	<b>101.2%</b>	- 3.8%
New Listings	14	<b>20</b>	+ 42.9%	38	<b>40</b>	+ 5.3%

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

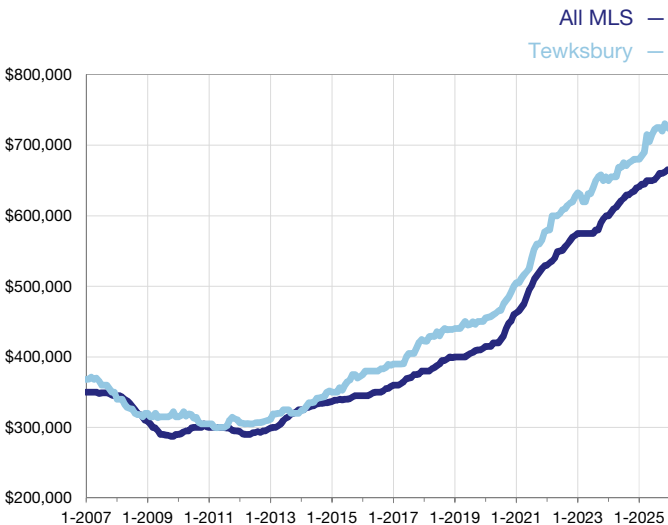
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	<b>15</b>	+ 275.0%	16	<b>20</b>	+ 25.0%
Closed Sales	10	<b>5</b>	- 50.0%	22	<b>11</b>	- 50.0%
Median Sales Price*	\$512,450	<b>\$528,000</b>	+ 3.0%	\$515,000	<b>\$484,000</b>	- 6.0%
Inventory of Homes for Sale	7	<b>11</b>	+ 57.1%	--	--	--
Months Supply of Inventory	0.8	<b>1.4</b>	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	18	<b>64</b>	+ 255.6%	26	<b>56</b>	+ 115.4%
Percent of Original List Price Received*	102.1%	<b>97.1%</b>	- 4.9%	101.2%	<b>98.8%</b>	- 2.4%
New Listings	7	<b>13</b>	+ 85.7%	20	<b>28</b>	+ 40.0%

\* 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

