

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	22	23	+ 4.5%	59	54	- 8.5%
Closed Sales	11	14	+ 27.3%	39	42	+ 7.7%
Median Sales Price*	\$680,000	\$792,000	+ 16.5%	\$725,000	\$750,000	+ 3.4%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	20	37	+ 85.0%	19	42	+ 121.1%
Percent of Original List Price Received*	104.0%	103.5%	- 0.5%	104.9%	102.1%	- 2.7%
New Listings	28	25	- 10.7%	66	64	- 3.0%

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

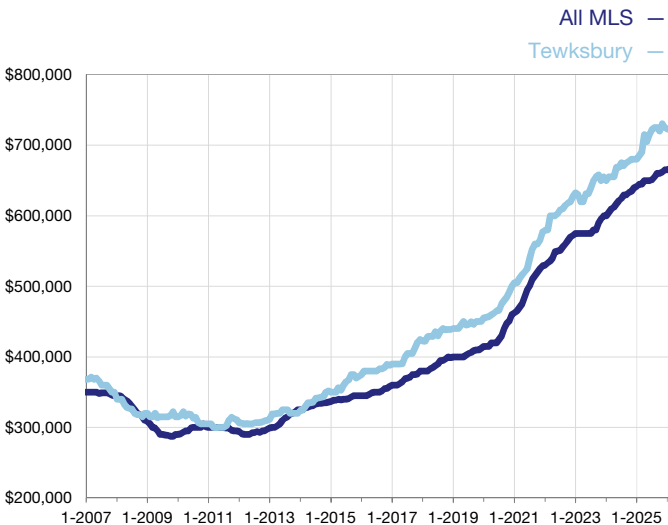
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	14	+ 16.7%	28	33	+ 17.9%
Closed Sales	4	12	+ 200.0%	26	23	- 11.5%
Median Sales Price*	\$437,500	\$466,250	+ 6.6%	\$514,950	\$480,000	- 6.8%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	13	35	+ 169.2%	24	45	+ 87.5%
Percent of Original List Price Received*	100.8%	98.6%	- 2.2%	101.1%	98.7%	- 2.4%
New Listings	13	11	- 15.4%	33	40	+ 21.2%

* 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

