

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

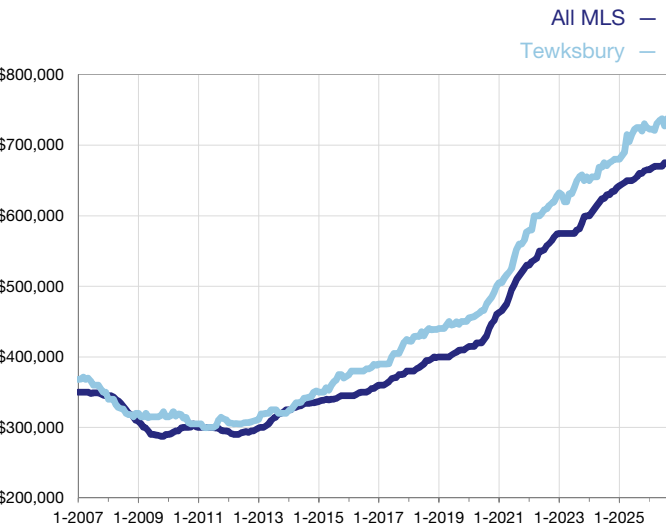
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	18	+ 12.5%	135	143	+ 5.9%
Closed Sales	18	22	+ 22.2%	126	137	+ 8.7%
Median Sales Price*	\$712,745	\$825,000	+ 15.7%	\$742,500	\$760,000	+ 2.4%
Inventory of Homes for Sale	12	23	+ 91.7%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	35	32	- 8.6%	21	30	+ 42.9%
Percent of Original List Price Received*	101.3%	102.3%	+ 1.0%	103.8%	103.1%	- 0.7%
New Listings	16	18	+ 12.5%	148	163	+ 10.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	64	79	+ 23.4%
Closed Sales	8	10	+ 25.0%	64	72	+ 12.5%
Median Sales Price*	\$459,950	\$500,000	+ 8.7%	\$508,750	\$528,500	+ 3.9%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	34	53	+ 55.9%	23	45	+ 95.7%
Percent of Original List Price Received*	100.7%	98.8%	- 1.9%	102.0%	98.9%	- 3.0%
New Listings	4	10	+ 150.0%	68	91	+ 33.8%

* 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

