

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tewksbury

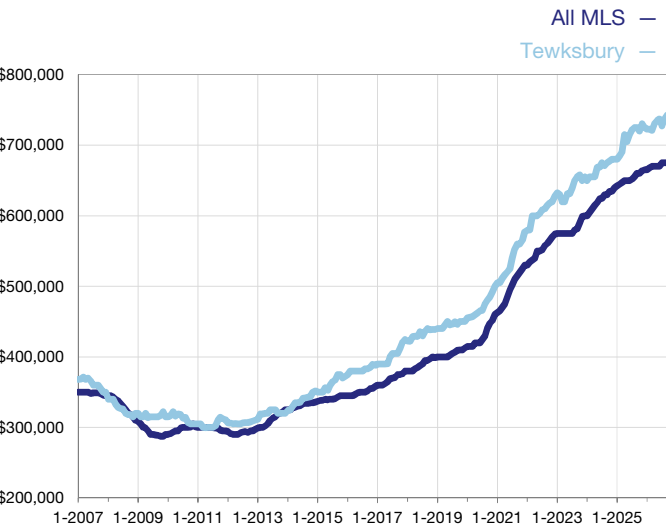
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	24	+ 100.0%	147	166	+ 12.9%
Closed Sales	10	16	+ 60.0%	136	153	+ 12.5%
Median Sales Price*	\$784,050	\$756,500	- 3.5%	\$747,500	\$760,000	+ 1.7%
Inventory of Homes for Sale	23	35	+ 52.2%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	21	29	+ 38.1%
Percent of Original List Price Received*	101.3%	102.7%	+ 1.4%	103.6%	103.0%	- 0.6%
New Listings	23	36	+ 56.5%	171	199	+ 16.4%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	69	84	+ 21.7%
Closed Sales	11	12	+ 9.1%	75	84	+ 12.0%
Median Sales Price*	\$540,000	\$498,500	- 7.7%	\$510,000	\$525,000	+ 2.9%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	20	33	+ 65.0%	22	43	+ 95.5%
Percent of Original List Price Received*	99.2%	98.2%	- 1.0%	101.6%	98.8%	- 2.8%
New Listings	15	14	- 6.7%	83	104	+ 25.3%

* 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

