# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Tewksbury

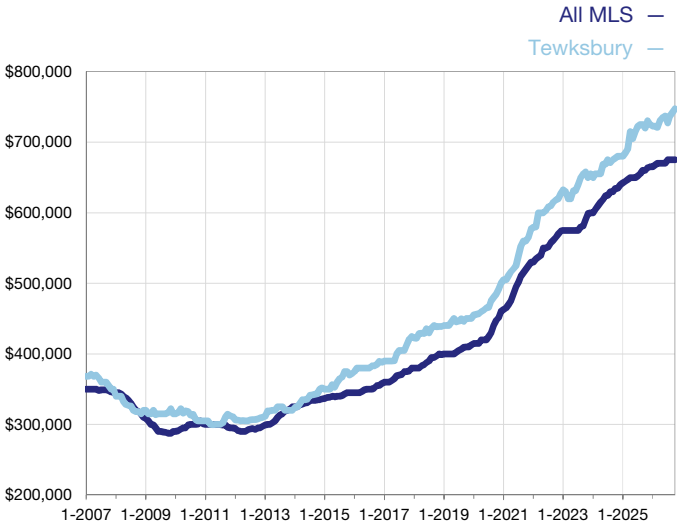
| Single-Family Properties | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 21 | **32** | + 52.4% | 168 | **191** | + 13.7% |
| Closed Sales | 19 | **23** | + 21.1% | 155 | **176** | + 13.5% |
| Median Sales Price* | $655,000 | **$670,000** | + 2.3% | $731,000 | **$754,950** | + 3.3% |
| Inventory of Homes for Sale | 28 | **30** | + 7.1% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | **1.6** | - 11.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | **34** | + 61.9% | 21 | **29** | + 38.1% |
| Percent of Original List Price Received* | 102.7% | **98.3%** | - 4.3% | 103.5% | **102.4%** | - 1.1% |
| New Listings | 28 | **23** | - 17.9% | 199 | **221** | + 11.1% |

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

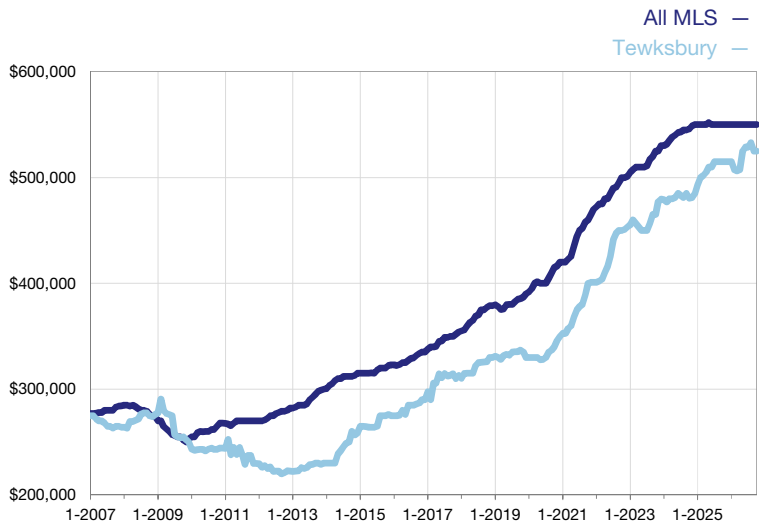
| Condominium Properties | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 13 | **10** | - 23.1% | 82 | **94** | + 14.6% |
| Closed Sales | 5 | **6** | + 20.0% | 80 | **90** | + 12.5% |
| Median Sales Price* | $550,000 | **$495,750** | - 9.9% | $514,950 | **$525,000** | + 2.0% |
| Inventory of Homes for Sale | 13 | **14** | + 7.7% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | **1.6** | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 40 | **47** | + 17.5% | 23 | **43** | + 87.0% |
| Percent of Original List Price Received* | 100.2% | **96.8%** | - 3.4% | 101.5% | **98.7%** | - 2.8% |
| New Listings | 11 | **8** | - 27.3% | 94 | **112** | + 19.1% |

* 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




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