

# Local Market Update – October 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tyngsborough

### Single-Family Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	8	13	+ 62.5%	99	101	+ 2.0%
Closed Sales	7	10	+ 42.9%	96	94	- 2.1%
Median Sales Price*	\$357,500	<b>\$377,500</b>	+ 5.6%	\$370,800	<b>\$367,500</b>	- 0.9%
Inventory of Homes for Sale	35	29	- 17.1%	--	--	--
Months Supply of Inventory	3.6	3.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	77	32	- 58.4%	97	83	- 14.4%
Percent of Original List Price Received*	97.8%	<b>97.9%</b>	+ 0.1%	95.0%	<b>97.3%</b>	+ 2.4%
New Listings	15	11	- 26.7%	138	127	- 8.0%

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

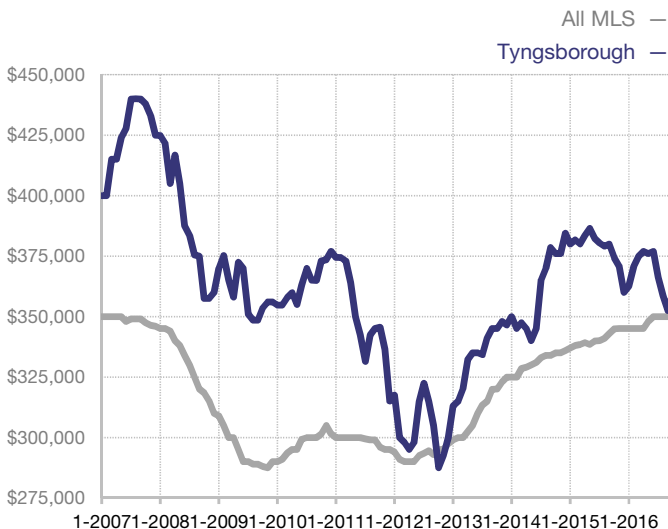
### Condominium Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	7	10	+ 42.9%	58	57	- 1.7%
Closed Sales	2	6	+ 200.0%	54	48	- 11.1%
Median Sales Price*	\$372,779	<b>\$211,750</b>	- 43.2%	\$225,000	<b>\$209,950</b>	- 6.7%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	76	29	- 61.8%	173	65	- 62.4%
Percent of Original List Price Received*	102.1%	<b>99.6%</b>	- 2.4%	98.7%	<b>98.9%</b>	+ 0.2%
New Listings	6	8	+ 33.3%	73	71	- 2.7%

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

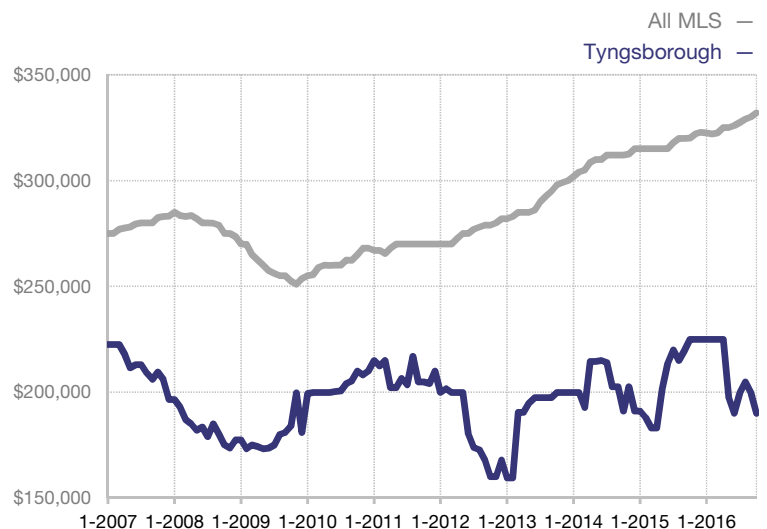
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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