

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	8	- 46.7%	49	42	- 14.3%
Closed Sales	12	10	- 16.7%	40	40	0.0%
Median Sales Price*	\$520,500	\$684,000	+ 31.4%	\$504,500	\$552,500	+ 9.5%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	24	20	- 16.7%	36	29	- 19.4%
Percent of Original List Price Received*	105.4%	102.6%	- 2.7%	104.1%	103.8%	- 0.3%
New Listings	16	8	- 50.0%	56	45	- 19.6%

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

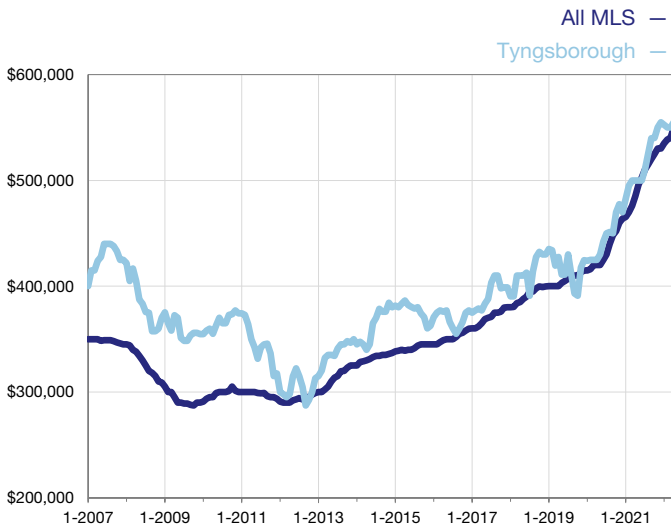
Condominium Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	6	+ 50.0%	21	17	- 19.0%
Closed Sales	4	5	+ 25.0%	18	13	- 27.8%
Median Sales Price*	\$372,500	\$347,500	- 6.7%	\$317,500	\$347,500	+ 9.4%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	9	12	+ 33.3%	27	14	- 48.1%
Percent of Original List Price Received*	108.9%	110.4%	+ 1.4%	106.1%	107.4%	+ 1.2%
New Listings	6	8	+ 33.3%	24	21	- 12.5%

* 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

