

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales	6	7	+ 16.7%	6	7	+ 16.7%
Median Sales Price*	\$531,750	\$550,000	+ 3.4%	\$531,750	\$550,000	+ 3.4%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	62	35	- 43.5%	62	35	- 43.5%
Percent of Original List Price Received*	101.9%	92.5%	- 9.2%	101.9%	92.5%	- 9.2%
New Listings	11	3	- 72.7%	11	3	- 72.7%

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

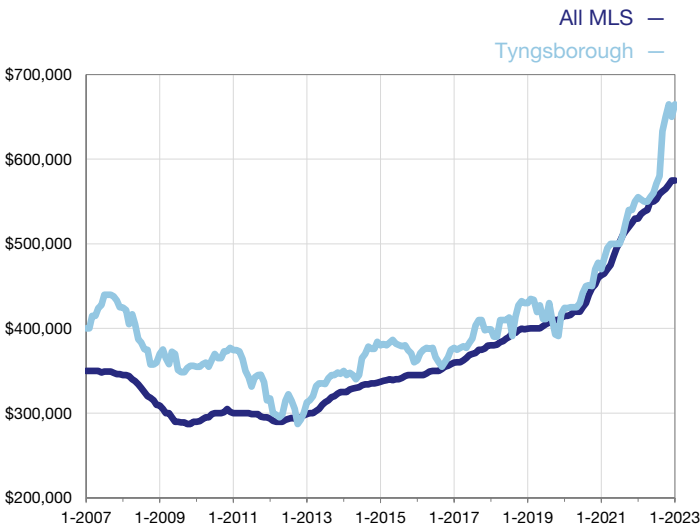
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$293,000	\$367,500	+ 25.4%	\$293,000	\$367,500	+ 25.4%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	16	17	+ 6.3%	16	17	+ 6.3%
Percent of Original List Price Received*	104.6%	100.6%	- 3.8%	104.6%	100.6%	- 3.8%
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

* 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

