

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	7	0.0%	65	67	+ 3.1%
Closed Sales	18	6	- 66.7%	65	64	- 1.5%
Median Sales Price*	\$398,250	\$445,950	+ 12.0%	\$414,000	\$381,000	- 8.0%
Inventory of Homes for Sale	27	19	- 29.6%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	30	19	- 36.7%	35	53	+ 51.4%
Percent of Original List Price Received*	100.0%	102.1%	+ 2.1%	98.3%	98.0%	- 0.3%
New Listings	16	11	- 31.3%	89	79	- 11.2%

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

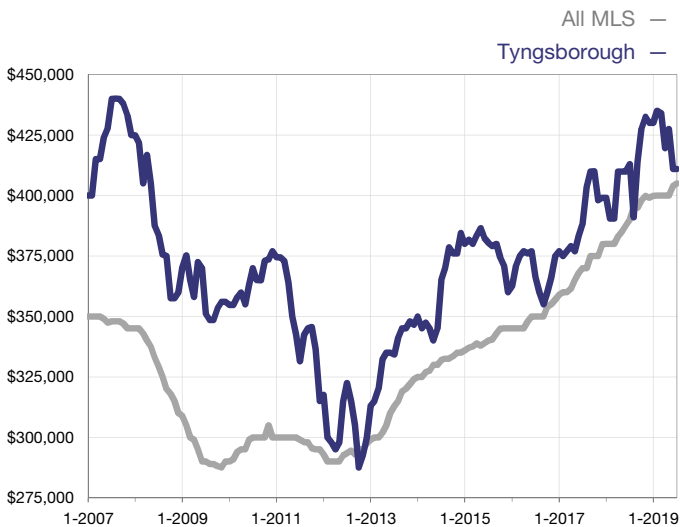
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	12	5	- 58.3%	54	35	- 35.2%
Closed Sales	7	8	+ 14.3%	40	44	+ 10.0%
Median Sales Price*	\$235,000	\$275,000	+ 17.0%	\$293,650	\$309,225	+ 5.3%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	13	30	+ 130.8%	27	38	+ 40.7%
Percent of Original List Price Received*	93.7%	99.6%	+ 6.3%	98.9%	99.4%	+ 0.5%
New Listings	17	3	- 82.4%	63	33	- 47.6%

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

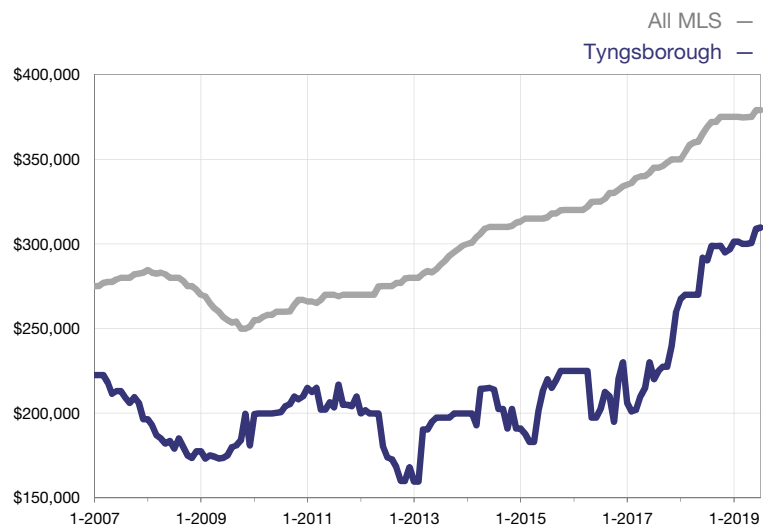
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.