

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	10	- 9.1%	88	79	- 10.2%
Closed Sales	9	16	+ 77.8%	89	69	- 22.5%
Median Sales Price*	\$469,900	\$465,000	- 1.0%	\$390,000	\$465,000	+ 19.2%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	55	16	- 70.9%	53	30	- 43.4%
Percent of Original List Price Received*	97.2%	102.5%	+ 5.5%	97.9%	99.2%	+ 1.3%
New Listings	11	13	+ 18.2%	104	90	- 13.5%

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

Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	5	0.0%	46	59	+ 28.3%
Closed Sales	4	11	+ 175.0%	54	58	+ 7.4%
Median Sales Price*	\$229,250	\$343,425	+ 49.8%	\$309,225	\$335,375	+ 8.5%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	73	36	- 50.7%	45	33	- 26.7%
Percent of Original List Price Received*	102.4%	99.7%	- 2.6%	99.7%	99.1%	- 0.6%
New Listings	8	6	- 25.0%	48	66	+ 37.5%

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

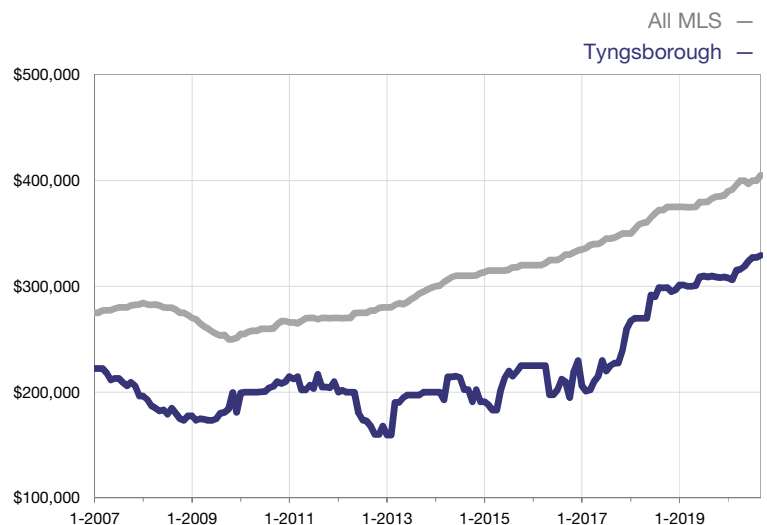
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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