

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	9	+ 12.5%	14	29	+ 107.1%
Closed Sales	3	9	+ 200.0%	13	21	+ 61.5%
Median Sales Price*	\$342,000	\$570,000	+ 66.7%	\$342,000	\$500,000	+ 46.2%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	26	42	+ 61.5%	51	47	- 7.8%
Percent of Original List Price Received*	96.8%	102.8%	+ 6.2%	93.5%	102.9%	+ 10.1%
New Listings	7	9	+ 28.6%	14	29	+ 107.1%

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

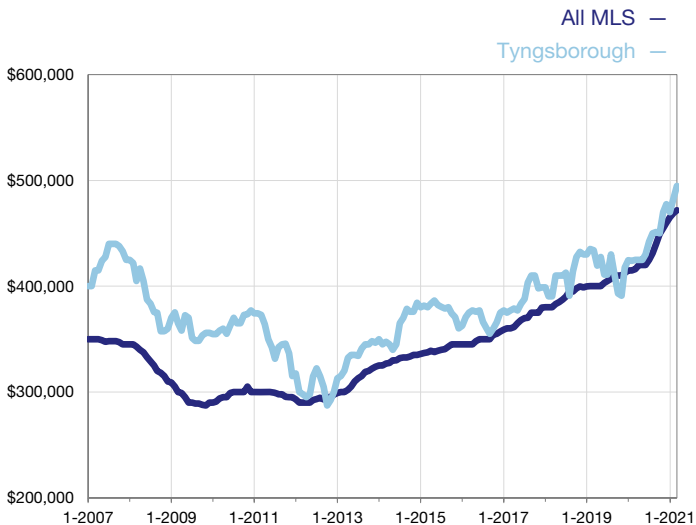
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	11	+ 57.1%	20	14	- 30.0%
Closed Sales	4	3	- 25.0%	10	8	- 20.0%
Median Sales Price*	\$339,838	\$199,900	- 41.2%	\$332,638	\$190,700	- 42.7%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	64	17	- 73.4%	60	43	- 28.3%
Percent of Original List Price Received*	95.7%	106.1%	+ 10.9%	97.6%	102.6%	+ 5.1%
New Listings	10	10	0.0%	27	14	- 48.1%

* 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

