

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tyngsborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	10	+ 900.0%	15	39	+ 160.0%
Closed Sales	6	6	0.0%	19	27	+ 42.1%
Median Sales Price*	\$398,000	<b>\$587,500</b>	+ 47.6%	\$353,000	<b>\$503,000</b>	+ 42.5%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	40	23	- 42.5%	47	42	- 10.6%
Percent of Original List Price Received*	97.2%	105.0%	+ 8.0%	94.7%	103.4%	+ 9.2%
New Listings	4	11	+ 175.0%	18	40	+ 122.2%

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

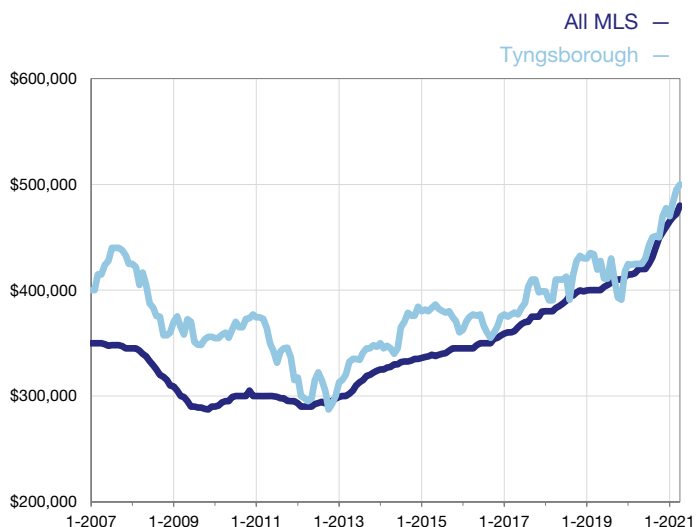
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	3	- 40.0%	25	17	- 32.0%
Closed Sales	4	6	+ 50.0%	14	14	0.0%
Median Sales Price*	\$332,068	<b>\$314,650</b>	- 5.2%	\$332,638	<b>\$257,150</b>	- 22.7%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	28	18	- 35.7%	51	32	- 37.3%
Percent of Original List Price Received*	100.8%	108.9%	+ 8.0%	98.5%	105.3%	+ 6.9%
New Listings	2	4	+ 100.0%	29	18	- 37.9%

\* 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

