

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	15	+ 114.3%	22	53	+ 140.9%
Closed Sales	1	12	+ 1,100.0%	20	40	+ 100.0%
Median Sales Price*	\$374,000	\$520,500	+ 39.2%	\$363,500	\$504,500	+ 38.8%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	11	24	+ 118.2%	45	36	- 20.0%
Percent of Original List Price Received*	101.4%	105.4%	+ 3.9%	95.0%	104.1%	+ 9.6%
New Listings	14	16	+ 14.3%	32	56	+ 75.0%

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

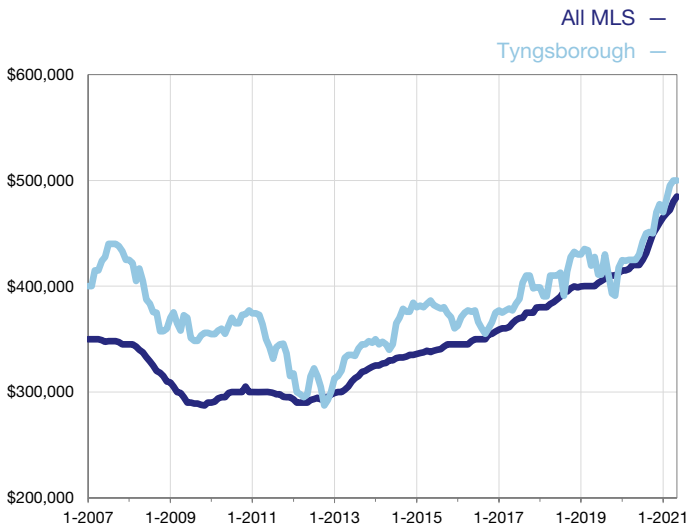
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	4	+ 33.3%	28	21	- 25.0%
Closed Sales	6	4	- 33.3%	20	18	- 10.0%
Median Sales Price*	\$329,275	\$372,500	+ 13.1%	\$330,338	\$317,500	- 3.9%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	18	9	- 50.0%	41	27	- 34.1%
Percent of Original List Price Received*	100.4%	108.9%	+ 8.5%	99.1%	106.1%	+ 7.1%
New Listings	9	6	- 33.3%	38	24	- 36.8%

* 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

