

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	9	+ 12.5%	120	77	- 35.8%
Closed Sales	12	7	- 41.7%	123	82	- 33.3%
Median Sales Price*	\$507,500	\$555,000	+ 9.4%	\$550,000	\$672,500	+ 22.3%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	28	34	+ 21.4%	26	25	- 3.8%
Percent of Original List Price Received*	99.8%	101.6%	+ 1.8%	104.1%	103.5%	- 0.6%
New Listings	6	9	+ 50.0%	139	88	- 36.7%

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

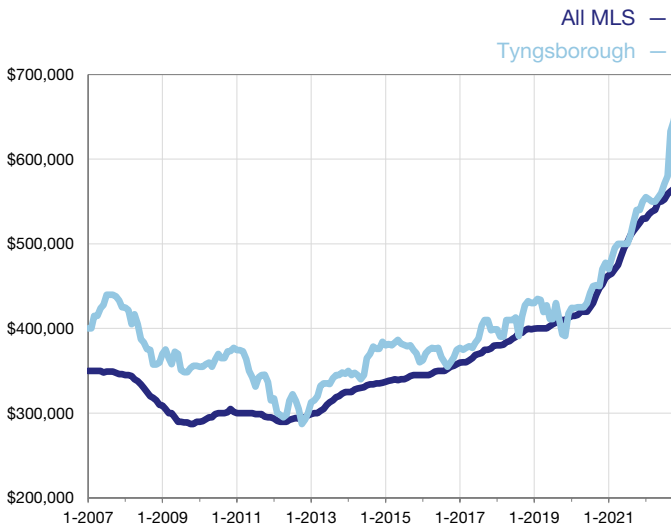
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	4	- 33.3%	55	44	- 20.0%
Closed Sales	5	5	0.0%	50	44	- 12.0%
Median Sales Price*	\$412,000	\$385,000	- 6.6%	\$325,750	\$353,000	+ 8.4%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	16	25	+ 56.3%	18	16	- 11.1%
Percent of Original List Price Received*	104.5%	100.6%	- 3.7%	106.4%	105.6%	- 0.8%
New Listings	4	4	0.0%	59	50	- 15.3%

* 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

