

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	12	8	- 33.3%
Closed Sales	9	4	- 55.6%	15	11	- 26.7%
Median Sales Price*	\$540,000	\$567,500	+ 5.1%	\$540,000	\$550,000	+ 1.9%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	21	66	+ 214.3%	38	46	+ 21.1%
Percent of Original List Price Received*	101.6%	95.7%	- 5.8%	101.7%	93.7%	- 7.9%
New Listings	4	5	+ 25.0%	15	8	- 46.7%

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

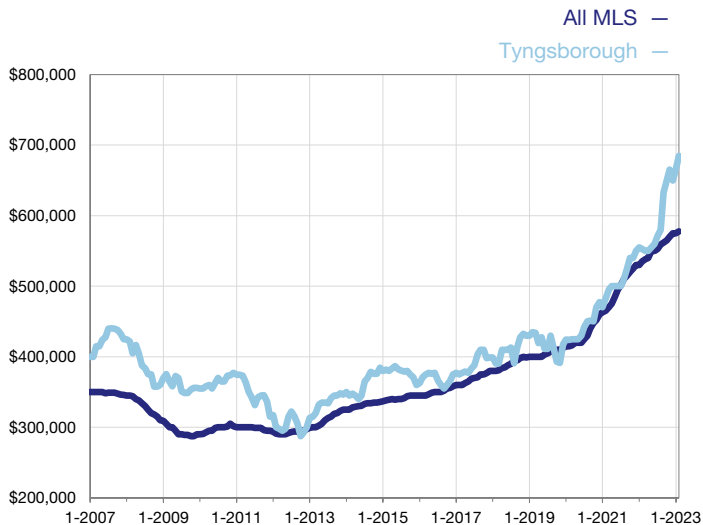
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	2	10	+ 400.0%
Closed Sales	2	2	0.0%	5	7	+ 40.0%
Median Sales Price*	\$433,000	\$317,500	- 26.7%	\$295,000	\$335,000	+ 13.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.2	--	--	--	--
Cumulative Days on Market Until Sale	17	69	+ 305.9%	16	38	+ 137.5%
Percent of Original List Price Received*	106.3%	97.9%	- 7.9%	105.3%	99.2%	- 5.8%
New Listings	1	2	+ 100.0%	2	6	+ 200.0%

* 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

