

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	3	- 66.7%	21	11	- 47.6%
Closed Sales	7	1	- 85.7%	22	12	- 45.5%
Median Sales Price*	\$550,000	\$655,000	+ 19.1%	\$545,000	\$569,950	+ 4.6%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	35	5	- 85.7%	37	43	+ 16.2%
Percent of Original List Price Received*	104.9%	109.2%	+ 4.1%	102.7%	95.0%	- 7.5%
New Listings	13	4	- 69.2%	28	12	- 57.1%

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

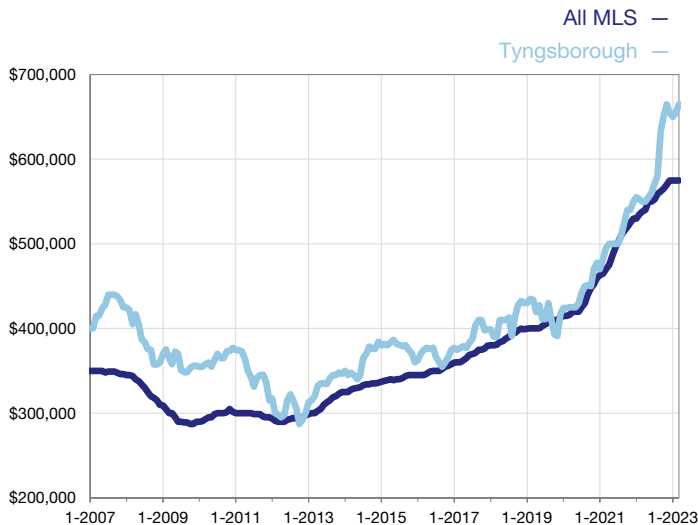
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	4	15	+ 275.0%
Closed Sales	2	2	0.0%	7	9	+ 28.6%
Median Sales Price*	\$361,500	\$468,500	+ 29.6%	\$295,000	\$365,000	+ 23.7%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.2	0.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	19	10	- 47.4%	17	32	+ 88.2%
Percent of Original List Price Received*	106.9%	101.4%	- 5.1%	105.7%	99.7%	- 5.7%
New Listings	3	8	+ 166.7%	5	14	+ 180.0%

* 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

