

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	5	- 50.0%	31	16	- 48.4%
Closed Sales	8	5	- 37.5%	30	17	- 43.3%
Median Sales Price*	\$527,500	\$600,000	+ 13.7%	\$545,000	\$600,000	+ 10.1%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	19	36	+ 89.5%	32	41	+ 28.1%
Percent of Original List Price Received*	108.4%	97.4%	- 10.1%	104.2%	95.7%	- 8.2%
New Listings	9	7	- 22.2%	37	19	- 48.6%

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

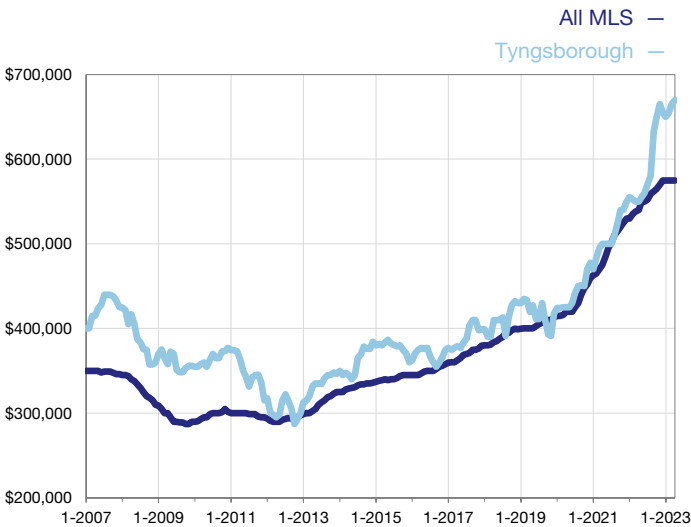
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	9	18	+ 100.0%
Closed Sales	1	2	+ 100.0%	8	11	+ 37.5%
Median Sales Price*	\$375,000	\$286,250	- 23.7%	\$330,000	\$335,000	+ 1.5%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	7	12	+ 71.4%	16	28	+ 75.0%
Percent of Original List Price Received*	104.2%	107.8%	+ 3.5%	105.5%	101.2%	- 4.1%
New Listings	8	4	- 50.0%	13	18	+ 38.5%

* 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

