

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	42	27	- 35.7%
Closed Sales	10	4	- 60.0%	40	21	- 47.5%
Median Sales Price*	\$684,000	\$602,500	- 11.9%	\$552,500	\$600,000	+ 8.6%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	20	93	+ 365.0%	29	51	+ 75.9%
Percent of Original List Price Received*	102.6%	94.8%	- 7.6%	103.8%	95.5%	- 8.0%
New Listings	8	13	+ 62.5%	45	31	- 31.1%

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

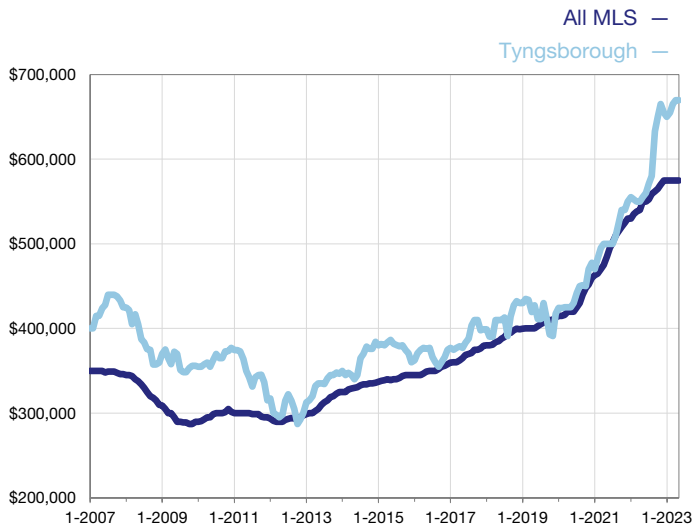
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	17	24	+ 41.2%
Closed Sales	5	5	0.0%	13	16	+ 23.1%
Median Sales Price*	\$347,500	\$421,000	+ 21.2%	\$347,500	\$350,000	+ 0.7%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	12	10	- 16.7%	14	23	+ 64.3%
Percent of Original List Price Received*	110.4%	106.4%	- 3.6%	107.4%	102.8%	- 4.3%
New Listings	8	8	0.0%	21	26	+ 23.8%

* 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

