

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tyngsborough

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	48	33	- 31.3%
Closed Sales	10	6	- 40.0%	50	28	- 44.0%
Median Sales Price*	\$815,500	<b>\$711,000</b>	- 12.8%	\$587,500	<b>\$600,000</b>	+ 2.1%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	11	40	+ 263.6%	25	47	+ 88.0%
Percent of Original List Price Received*	108.4%	<b>103.8%</b>	- 4.2%	104.8%	<b>97.6%</b>	- 6.9%
New Listings	9	5	- 44.4%	54	36	- 33.3%

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

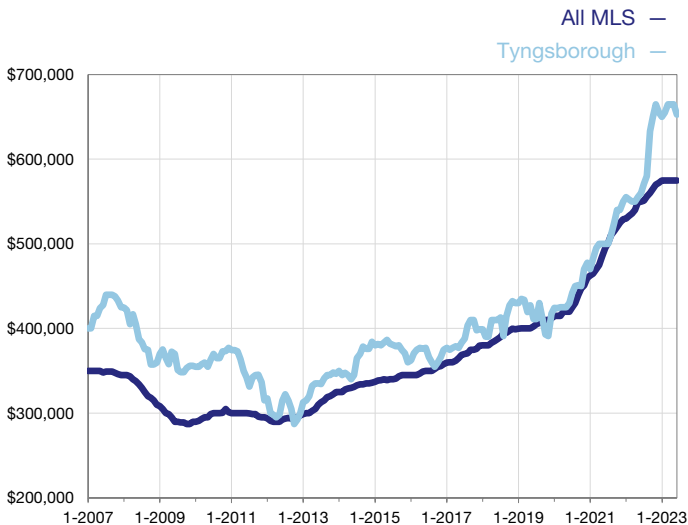
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	26	31	+ 19.2%
Closed Sales	8	6	- 25.0%	21	22	+ 4.8%
Median Sales Price*	\$390,500	<b>\$398,125</b>	+ 2.0%	\$351,000	<b>\$365,625</b>	+ 4.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	12	14	+ 16.7%	13	20	+ 53.8%
Percent of Original List Price Received*	106.2%	<b>105.5%</b>	- 0.7%	107.0%	<b>103.5%</b>	- 3.3%
New Listings	8	5	- 37.5%	29	31	+ 6.9%

\* 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

