

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 8 | 7 | - 12.5% | 56 | 39 | - 30.4% |
| Closed Sales | 6 | 8 | + 33.3% | 56 | 36 | - 35.7% |
| Median Sales Price* | \$753,261 | \$647,500 | - 14.0% | \$660,000 | \$627,500 | - 4.9% |
| Inventory of Homes for Sale | 13 | 8 | - 38.5% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.5 | - 6.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 25 | - 16.7% | 26 | 42 | + 61.5% |
| Percent of Original List Price Received* | 99.5% | 99.8% | + 0.3% | 104.2% | 98.1% | - 5.9% |
| New Listings | 12 | 9 | - 25.0% | 66 | 44 | - 33.3% |

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

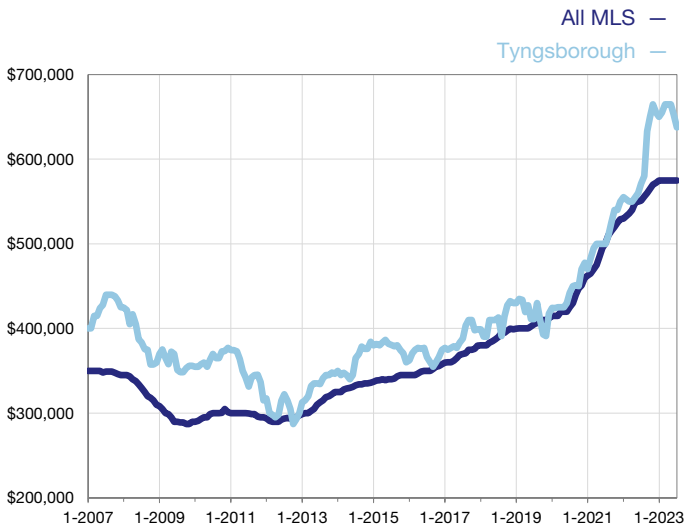
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 4 | 4 | 0.0% | 30 | 34 | + 13.3% |
| Closed Sales | 2 | 7 | + 250.0% | 23 | 29 | + 26.1% |
| Median Sales Price* | \$310,200 | \$480,000 | + 54.7% | \$351,000 | \$415,000 | + 18.2% |
| Inventory of Homes for Sale | 5 | 6 | + 20.0% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.4 | + 27.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 11 | 14 | + 27.3% | 13 | 19 | + 46.2% |
| Percent of Original List Price Received* | 101.2% | 103.9% | + 2.7% | 106.5% | 103.6% | - 2.7% |
| New Listings | 6 | 4 | - 33.3% | 35 | 36 | + 2.9% |

* 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

