

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	9	+ 80.0%	61	46	- 24.6%
Closed Sales	8	7	- 12.5%	64	43	- 32.8%
Median Sales Price*	\$705,000	\$711,000	+ 0.9%	\$672,500	\$630,000	- 6.3%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	16	23	+ 43.8%	25	39	+ 56.0%
Percent of Original List Price Received*	105.0%	100.7%	- 4.1%	104.3%	98.5%	- 5.6%
New Listings	2	6	+ 200.0%	68	50	- 26.5%

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

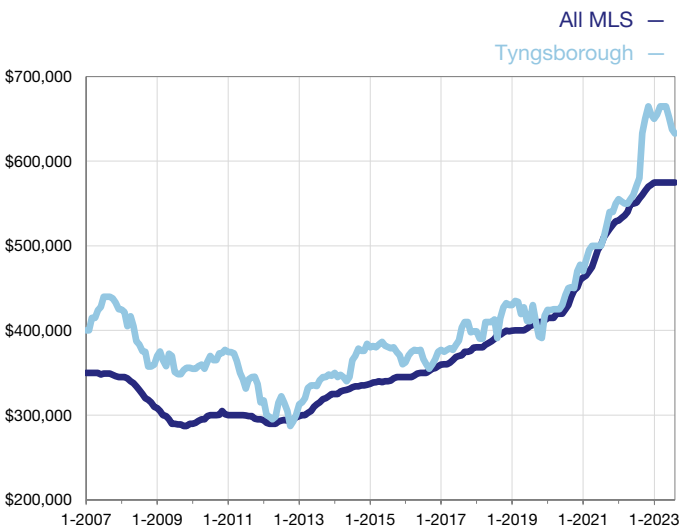
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	33	38	+ 15.2%
Closed Sales	11	2	- 81.8%	34	31	- 8.8%
Median Sales Price*	\$386,000	\$453,000	+ 17.4%	\$360,000	\$415,000	+ 15.3%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	2.1	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	14	10	- 28.6%	13	18	+ 38.5%
Percent of Original List Price Received*	107.5%	102.8%	- 4.4%	106.8%	103.6%	- 3.0%
New Listings	2	7	+ 250.0%	37	43	+ 16.2%

* 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

