

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	64	50	- 21.9%
Closed Sales	10	5	- 50.0%	74	48	- 35.1%
Median Sales Price*	\$676,250	\$585,000	- 13.5%	\$672,500	\$627,500	- 6.7%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	18	- 30.8%	25	37	+ 48.0%
Percent of Original List Price Received*	99.5%	103.0%	+ 3.5%	103.6%	99.0%	- 4.4%
New Listings	6	4	- 33.3%	74	53	- 28.4%

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

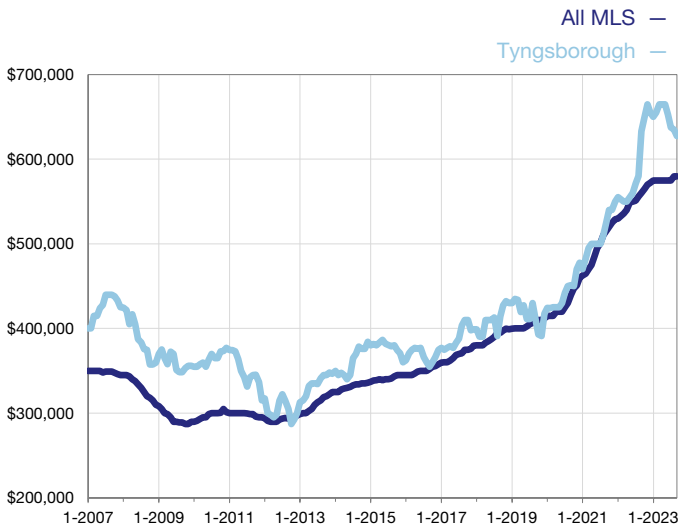
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	34	41	+ 20.6%
Closed Sales	3	1	- 66.7%	37	32	- 13.5%
Median Sales Price*	\$340,000	\$350,000	+ 2.9%	\$355,000	\$400,000	+ 12.7%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	26	6	- 76.9%	14	18	+ 28.6%
Percent of Original List Price Received*	100.7%	107.7%	+ 7.0%	106.3%	103.7%	- 2.4%
New Listings	4	2	- 50.0%	41	45	+ 9.8%

* 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

