

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	68	53	- 22.1%
Closed Sales	1	6	+ 500.0%	75	54	- 28.0%
Median Sales Price*	\$810,000	\$625,000	- 22.8%	\$675,000	\$627,500	- 7.0%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	25	36	+ 44.0%
Percent of Original List Price Received*	108.0%	98.9%	- 8.4%	103.7%	99.0%	- 4.5%
New Listings	5	7	+ 40.0%	79	60	- 24.1%

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

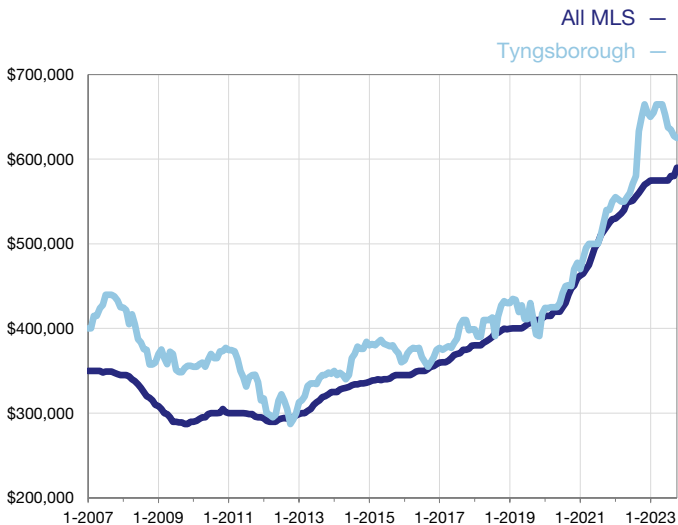
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	39	49	+ 25.6%
Closed Sales	2	7	+ 250.0%	39	39	0.0%
Median Sales Price*	\$251,945	\$480,000	+ 90.5%	\$351,000	\$430,000	+ 22.5%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	50	+ 177.8%	15	23	+ 53.3%
Percent of Original List Price Received*	105.2%	102.8%	- 2.3%	106.3%	103.5%	- 2.6%
New Listings	5	4	- 20.0%	46	49	+ 6.5%

* 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

