

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	76	57	- 25.0%
Closed Sales	7	2	- 71.4%	82	56	- 31.7%
Median Sales Price*	\$555,000	\$922,500	+ 66.2%	\$672,500	\$630,000	- 6.3%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	34	13	- 61.8%	25	35	+ 40.0%
Percent of Original List Price Received*	101.6%	104.4%	+ 2.8%	103.5%	99.2%	- 4.2%
New Listings	9	6	- 33.3%	88	66	- 25.0%

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

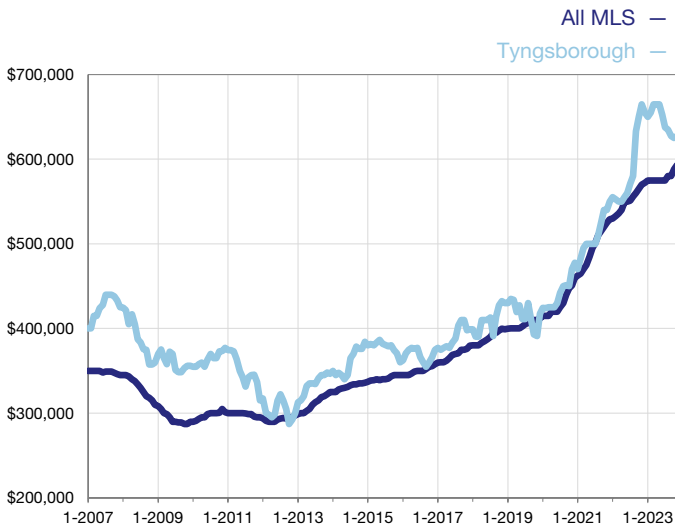
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	43	52	+ 20.9%
Closed Sales	5	6	+ 20.0%	44	45	+ 2.3%
Median Sales Price*	\$385,000	\$846,031	+ 119.7%	\$353,000	\$450,000	+ 27.5%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	25	33	+ 32.0%	16	25	+ 56.3%
Percent of Original List Price Received*	100.6%	106.1%	+ 5.5%	105.6%	103.9%	- 1.6%
New Listings	4	4	0.0%	50	53	+ 6.0%

* 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

