

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	81	61	- 24.7%
Closed Sales	6	3	- 50.0%	88	59	- 33.0%
Median Sales Price*	\$560,000	\$480,000	- 14.3%	\$655,000	\$630,000	- 3.8%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	61	15	- 75.4%	28	34	+ 21.4%
Percent of Original List Price Received*	99.5%	102.5%	+ 3.0%	103.2%	99.3%	- 3.8%
New Listings	5	4	- 20.0%	93	70	- 24.7%

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

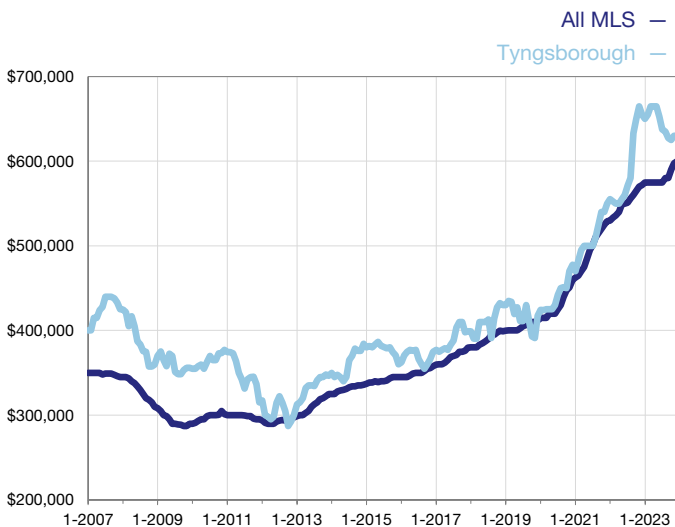
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	47	53	+ 12.8%
Closed Sales	0	6	--	44	51	+ 15.9%
Median Sales Price*	\$0	\$647,498	--	\$353,000	\$456,000	+ 29.2%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	0	66	--	16	30	+ 87.5%
Percent of Original List Price Received*	0.0%	106.9%	--	105.6%	104.2%	- 1.3%
New Listings	5	2	- 60.0%	55	55	0.0%

* 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

