

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tyngsborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	7	+ 40.0%	15	20	+ 33.3%
Closed Sales	6	3	- 50.0%	18	22	+ 22.2%
Median Sales Price*	\$600,000	<b>\$515,000</b>	- 14.2%	\$594,950	<b>\$595,000</b>	+ 0.0%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	32	26	- 18.8%	39	37	- 5.1%
Percent of Original List Price Received*	98.6%	<b>91.2%</b>	- 7.5%	96.2%	<b>99.8%</b>	+ 3.7%
New Listings	7	7	0.0%	18	22	+ 22.2%

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

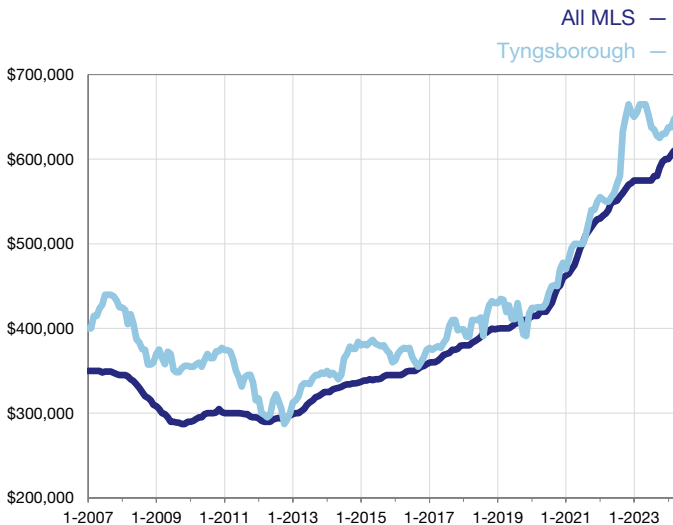
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	2	- 50.0%	18	8	- 55.6%
Closed Sales	2	2	0.0%	11	9	- 18.2%
Median Sales Price*	\$286,250	<b>\$625,394</b>	+ 118.5%	\$335,000	<b>\$430,000</b>	+ 28.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	12	51	+ 325.0%	28	38	+ 35.7%
Percent of Original List Price Received*	107.8%	<b>103.6%</b>	- 3.9%	101.2%	<b>103.9%</b>	+ 2.7%
New Listings	4	4	0.0%	18	10	- 44.4%

\* 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

