

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	8	+ 60.0%	37	41	+ 10.8%
Closed Sales	8	4	- 50.0%	36	42	+ 16.7%
Median Sales Price*	\$647,500	\$677,500	+ 4.6%	\$627,500	\$675,000	+ 7.6%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	25	29	+ 16.0%	42	32	- 23.8%
Percent of Original List Price Received*	99.8%	100.3%	+ 0.5%	98.1%	102.6%	+ 4.6%
New Listings	9	10	+ 11.1%	44	49	+ 11.4%

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

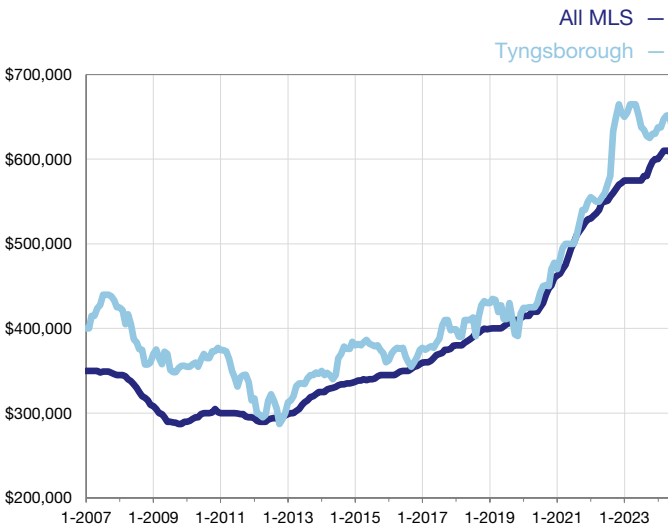
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	2	- 50.0%	34	21	- 38.2%
Closed Sales	7	7	0.0%	29	21	- 27.6%
Median Sales Price*	\$480,000	\$456,000	- 5.0%	\$415,000	\$435,000	+ 4.8%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	14	67	+ 378.6%	19	44	+ 131.6%
Percent of Original List Price Received*	103.9%	102.6%	- 1.3%	103.6%	104.9%	+ 1.3%
New Listings	3	2	- 33.3%	35	24	- 31.4%

* 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

