

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Tyngsborough

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	14	+ 366.7%	51	68	+ 33.3%
Closed Sales	6	11	+ 83.3%	54	69	+ 27.8%
Median Sales Price*	\$625,000	\$685,000	+ 9.6%	\$627,500	\$655,000	+ 4.4%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	28	53	+ 89.3%	36	34	- 5.6%
Percent of Original List Price Received*	98.9%	99.4%	+ 0.5%	99.0%	101.3%	+ 2.3%
New Listings	7	12	+ 71.4%	60	81	+ 35.0%

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

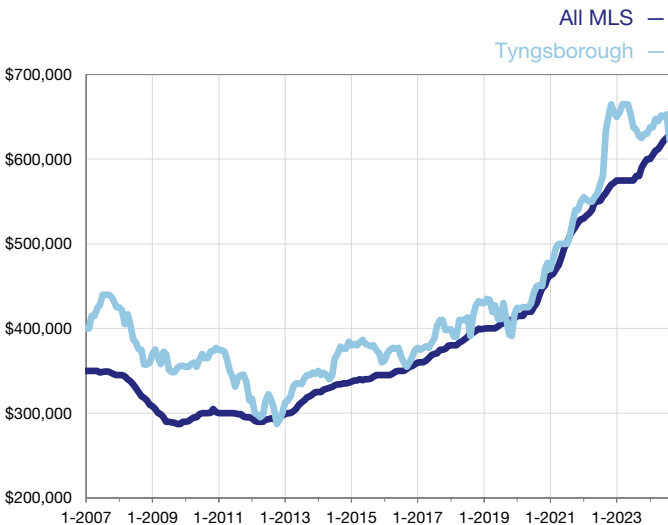
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	4	- 20.0%	46	37	- 19.6%
Closed Sales	7	5	- 28.6%	39	36	- 7.7%
Median Sales Price*	\$480,000	\$512,000	+ 6.7%	\$430,000	\$442,500	+ 2.9%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	50	41	- 18.0%	23	43	+ 87.0%
Percent of Original List Price Received*	102.8%	105.4%	+ 2.5%	103.5%	103.4%	- 0.1%
New Listings	4	5	+ 25.0%	48	39	- 18.8%

\* 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

