

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Tyngsborough

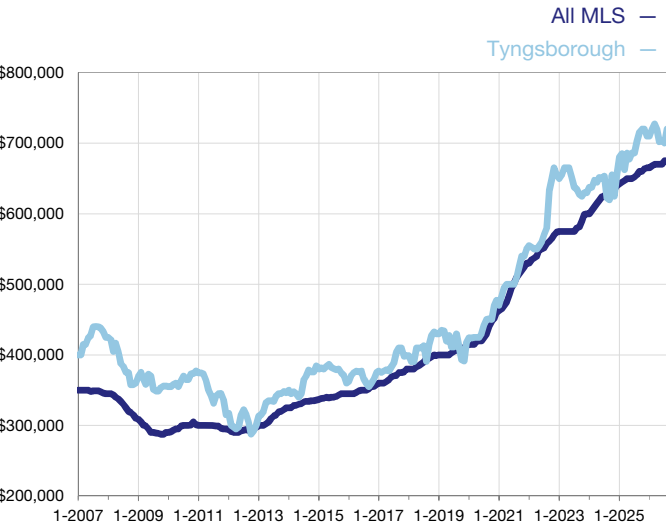
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	8	- 20.0%	52	57	+ 9.6%
Closed Sales	7	11	+ 57.1%	45	57	+ 26.7%
Median Sales Price*	\$605,000	\$850,000	+ 40.5%	\$710,000	\$735,000	+ 3.5%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	58	25	- 56.9%	43	31	- 27.9%
Percent of Original List Price Received*	96.3%	100.2%	+ 4.0%	100.4%	101.4%	+ 1.0%
New Listings	5	7	+ 40.0%	57	68	+ 19.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	39	27	- 30.8%
Closed Sales	2	6	+ 200.0%	28	27	- 3.6%
Median Sales Price*	\$658,551	\$475,000	- 27.9%	\$620,278	\$455,000	- 26.6%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	2.6	+ 550.0%	--	--	--
Cumulative Days on Market Until Sale	9	36	+ 300.0%	41	27	- 34.1%
Percent of Original List Price Received*	103.6%	98.6%	- 4.8%	98.8%	100.5%	+ 1.7%
New Listings	3	6	+ 100.0%	37	38	+ 2.7%

* 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

