# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Tyngsborough

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 8 | **6** | - 25.0% | 65 | **71** | + 9.2% |
| Closed Sales | 4 | **7** | + 75.0% | 60 | **71** | + 18.3% |
| Median Sales Price* | $765,000 | **$585,000** | - 23.5% | $719,000 | **$735,000** | + 2.2% |
| Inventory of Homes for Sale | 13 | **10** | - 23.1% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | **1.5** | - 28.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 18 | **31** | + 72.2% | 40 | **32** | - 20.0% |
| Percent of Original List Price Received* | 97.5% | **99.7%** | + 2.3% | 99.4% | **101.3%** | + 1.9% |
| New Listings | 9 | **8** | - 11.1% | 77 | **84** | + 9.1% |

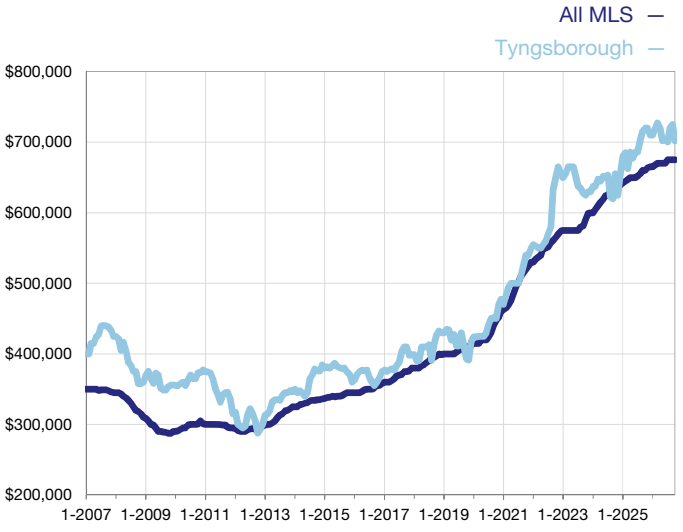
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

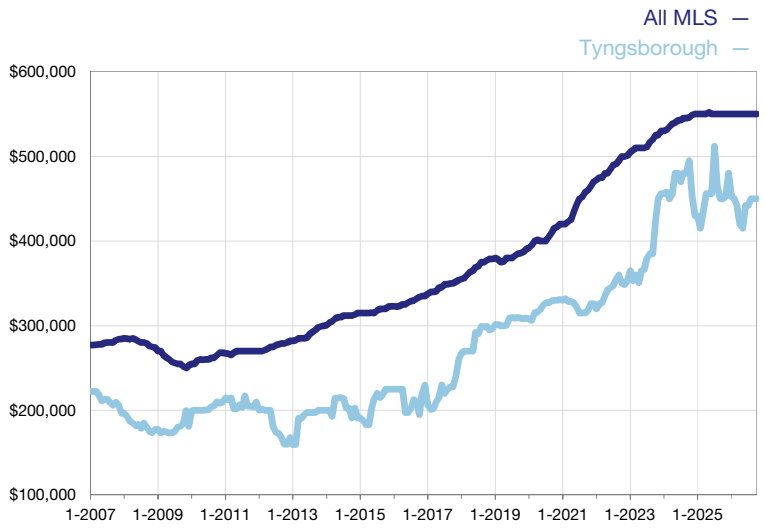
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 2 | **7** | + 250.0% | 44 | **37** | - 15.9% |
| Closed Sales | 3 | **5** | + 66.7% | 39 | **35** | - 10.3% |
| Median Sales Price* | $938,803 | **$470,000** | - 49.9% | $525,000 | **$455,000** | - 13.3% |
| Inventory of Homes for Sale | 3 | **4** | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | **1.1** | + 57.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 47 | **59** | + 25.5% | 41 | **34** | - 17.1% |
| Percent of Original List Price Received* | 99.2% | **94.8%** | - 4.4% | 98.7% | **99.4%** | + 0.7% |
| New Listings | 3 | **5** | + 66.7% | 43 | **45** | + 4.7% |

* 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




MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.