Local Market Update – December 2020

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

Woburn

Single-Family Properties

	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	12	**15**	+ 25.0%	252	**244**	- 3.2%
Closed Sales	20	**23**	+ 15.0%	250	**233**	- 6.8%
Median Sales Price*	$525,000	**$625,000**	+ 19.0%	$528,000	**$567,500**	+ 7.5%
Inventory of Homes for Sale	9	**11**	+ 22.2%	--	--	--
Months Supply of Inventory	0.4	**0.6**	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	**37**	+ 12.1%	37	**30**	- 18.9%
Percent of Original List Price Received*	99.8%	**97.8%**	- 2.0%	99.6%	**101.0%**	+ 1.4%
New Listings	6	**17**	+ 183.3%	282	**283**	+ 0.4%

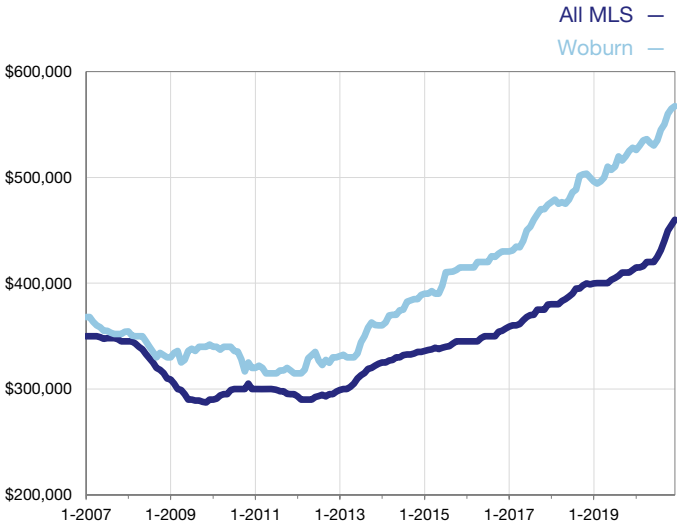
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

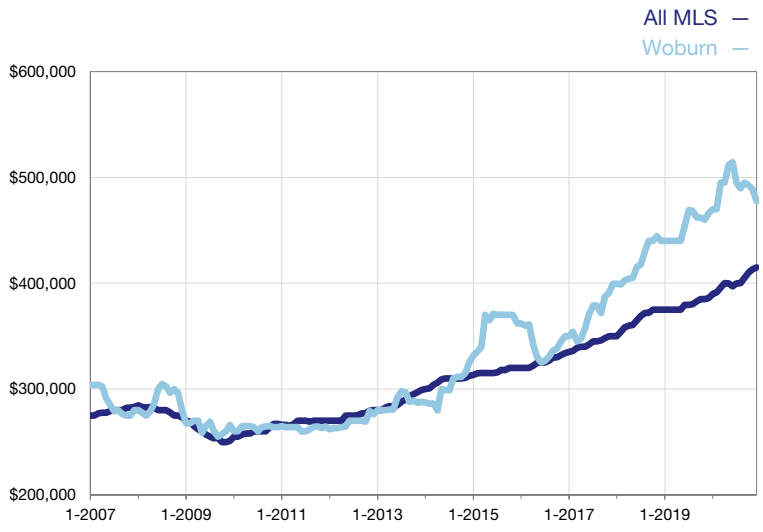
	December			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	11	**5**	- 54.5%	210	**152**	- 27.6%
Closed Sales	21	**22**	+ 4.8%	166	**200**	+ 20.5%
Median Sales Price*	$495,000	**$452,500**	- 8.6%	$465,950	**$477,500**	+ 2.5%
Inventory of Homes for Sale	28	**16**	- 42.9%	--	--	--
Months Supply of Inventory	2.0	**1.0**	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	**32**	0.0%	31	**38**	+ 22.6%
Percent of Original List Price Received*	98.9%	**99.5%**	+ 0.6%	99.4%	**98.6%**	- 0.8%
New Listings	5	**10**	+ 100.0%	254	**172**	- 32.3%

* 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



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