

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	25	+ 25.0%	286	255	- 10.8%
Closed Sales	30	31	+ 3.3%	282	256	- 9.2%
Median Sales Price*	\$633,000	\$625,000	- 1.3%	\$630,000	\$660,000	+ 4.8%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	39	31	- 20.5%	27	26	- 3.7%
Percent of Original List Price Received*	98.2%	97.3%	- 0.9%	102.2%	102.6%	+ 0.4%
New Listings	13	18	+ 38.5%	320	300	- 6.3%

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

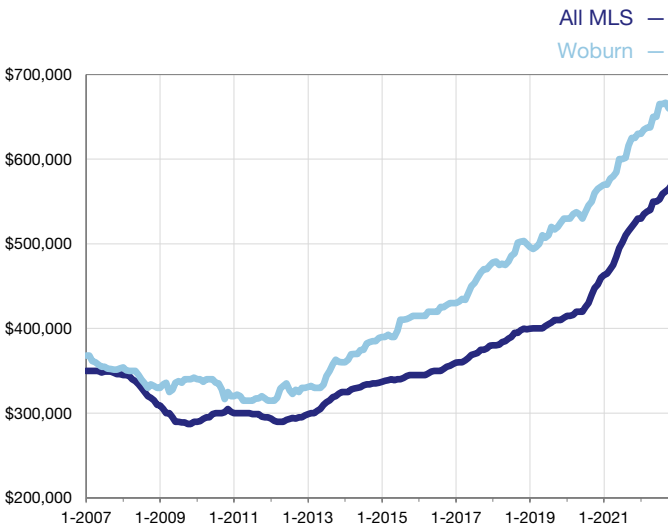
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	10	+ 42.9%	159	122	- 23.3%
Closed Sales	15	8	- 46.7%	166	116	- 30.1%
Median Sales Price*	\$503,000	\$467,500	- 7.1%	\$482,500	\$483,742	+ 0.3%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	23	52	+ 126.1%	29	24	- 17.2%
Percent of Original List Price Received*	101.4%	97.4%	- 3.9%	101.2%	102.1%	+ 0.9%
New Listings	4	3	- 25.0%	163	146	- 10.4%

* 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

