

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	14	- 12.5%	16	14	- 12.5%
Closed Sales	20	20	0.0%	20	20	0.0%
Median Sales Price*	\$546,250	\$600,000	+ 9.8%	\$546,250	\$600,000	+ 9.8%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	29	39	+ 34.5%	29	39	+ 34.5%
Percent of Original List Price Received*	103.3%	96.3%	- 6.8%	103.3%	96.3%	- 6.8%
New Listings	17	13	- 23.5%	17	13	- 23.5%

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

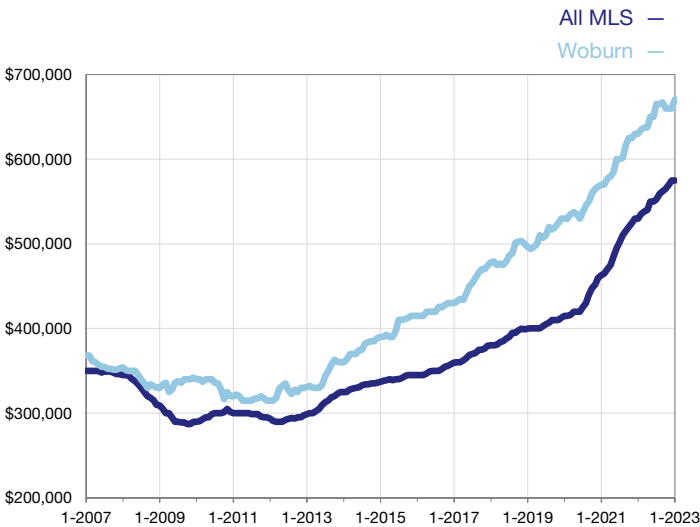
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	12	+ 200.0%	4	12	+ 200.0%
Closed Sales	7	7	0.0%	7	7	0.0%
Median Sales Price*	\$483,000	\$500,000	+ 3.5%	\$483,000	\$500,000	+ 3.5%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	24	27	+ 12.5%
Percent of Original List Price Received*	103.1%	98.0%	- 4.9%	103.1%	98.0%	- 4.9%
New Listings	7	14	+ 100.0%	7	14	+ 100.0%

* 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

