

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	16	+ 6.7%	31	31	0.0%
Closed Sales	16	10	- 37.5%	36	30	- 16.7%
Median Sales Price*	\$705,000	\$589,750	- 16.3%	\$632,500	\$594,750	- 6.0%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	38	41	+ 7.9%	33	39	+ 18.2%
Percent of Original List Price Received*	104.8%	98.0%	- 6.5%	104.0%	96.9%	- 6.8%
New Listings	13	11	- 15.4%	30	24	- 20.0%

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

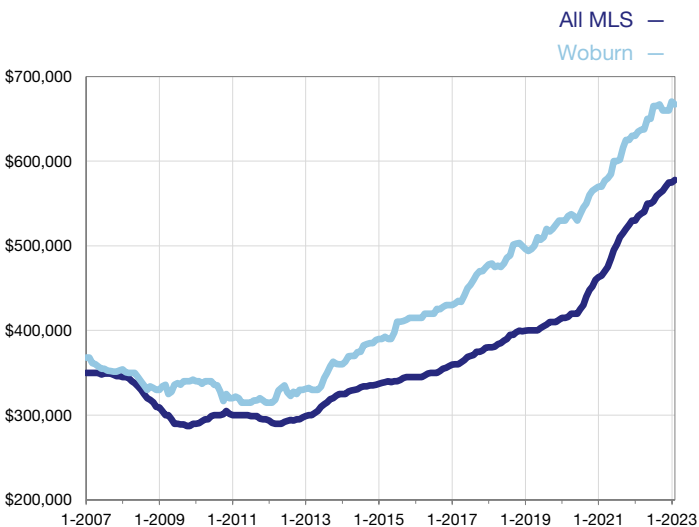
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	16	+ 60.0%	14	27	+ 92.9%
Closed Sales	4	4	0.0%	11	11	0.0%
Median Sales Price*	\$405,000	\$603,000	+ 48.9%	\$483,000	\$501,000	+ 3.7%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	16	19	+ 18.8%	21	24	+ 14.3%
Percent of Original List Price Received*	102.9%	102.9%	0.0%	103.1%	99.8%	- 3.2%
New Listings	9	15	+ 66.7%	16	29	+ 81.3%

* 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

