

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Woburn

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	18	25	+ 38.9%	134	168	+ 25.4%
Closed Sales	30	33	+ 10.0%	108	144	+ 33.3%
Median Sales Price*	\$521,000	<b>\$542,000</b>	+ 4.0%	\$504,000	<b>\$525,000</b>	+ 4.2%
Inventory of Homes for Sale	29	21	- 27.6%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	22	31	+ 40.9%	31	37	+ 19.4%
Percent of Original List Price Received*	101.4%	99.5%	- 1.9%	101.0%	99.6%	- 1.4%
New Listings	23	21	- 8.7%	165	184	+ 11.5%

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

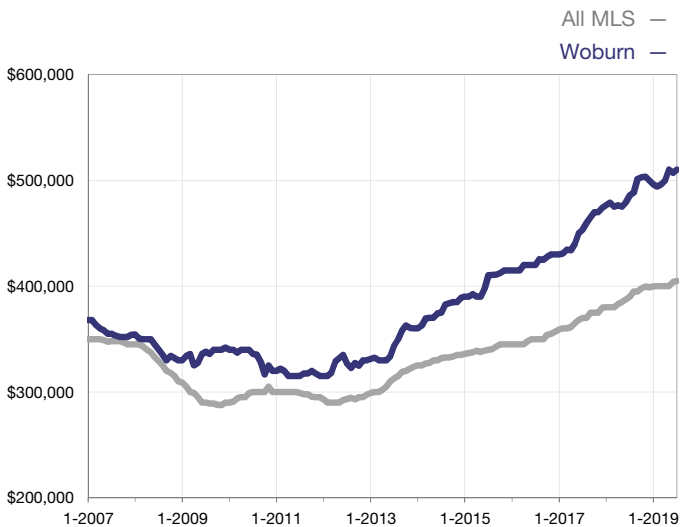
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	18	10	- 44.4%	78	139	+ 78.2%
Closed Sales	20	17	- 15.0%	73	83	+ 13.7%
Median Sales Price*	\$442,500	<b>\$519,900</b>	+ 17.5%	\$420,000	<b>\$460,000</b>	+ 9.5%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	68	26	- 61.8%	85	33	- 61.2%
Percent of Original List Price Received*	100.4%	101.1%	+ 0.7%	101.0%	99.9%	- 1.1%
New Listings	11	12	+ 9.1%	94	155	+ 64.9%

\* 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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