

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	26	+ 36.8%	43	60	+ 39.5%
Closed Sales	14	18	+ 28.6%	32	49	+ 53.1%
Median Sales Price*	\$557,500	\$621,084	+ 11.4%	\$545,000	\$600,000	+ 10.1%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	47	32	- 31.9%	55	34	- 38.2%
Percent of Original List Price Received*	100.0%	102.9%	+ 2.9%	97.5%	99.7%	+ 2.3%
New Listings	28	31	+ 10.7%	60	66	+ 10.0%

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

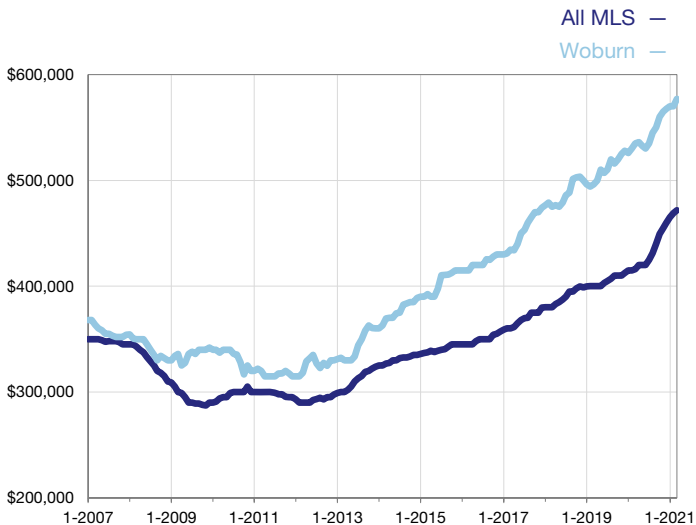
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	17	+ 54.5%	40	47	+ 17.5%
Closed Sales	25	14	- 44.0%	52	40	- 23.1%
Median Sales Price*	\$630,000	\$441,500	- 29.9%	\$630,000	\$562,500	- 10.7%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	46	28	- 39.1%	48	35	- 27.1%
Percent of Original List Price Received*	99.1%	101.9%	+ 2.8%	98.2%	100.0%	+ 1.8%
New Listings	15	13	- 13.3%	39	40	+ 2.6%

* 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

