

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Woburn

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	33	+ 120.0%	58	93	+ 60.3%
Closed Sales	14	16	+ 14.3%	46	65	+ 41.3%
Median Sales Price*	\$573,000	<b>\$609,000</b>	+ 6.3%	\$552,500	<b>\$600,000</b>	+ 8.6%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	18	17	- 5.6%	44	29	- 34.1%
Percent of Original List Price Received*	103.3%	<b>106.1%</b>	+ 2.7%	99.3%	<b>101.3%</b>	+ 2.0%
New Listings	21	34	+ 61.9%	81	101	+ 24.7%

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

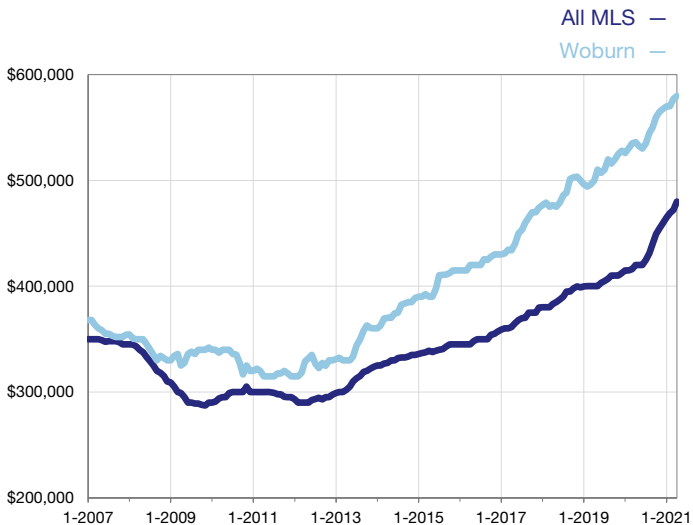
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	11	+ 57.1%	47	58	+ 23.4%
Closed Sales	11	12	+ 9.1%	63	52	- 17.5%
Median Sales Price*	\$430,000	<b>\$452,500</b>	+ 5.2%	\$535,000	<b>\$529,450</b>	- 1.0%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	54	24	- 55.6%	49	33	- 32.7%
Percent of Original List Price Received*	98.5%	<b>100.5%</b>	+ 2.0%	98.2%	<b>100.1%</b>	+ 1.9%
New Listings	13	17	+ 30.8%	52	57	+ 9.6%

\* 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

