

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Woburn

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	31	+ 72.2%	76	124	+ 63.2%
Closed Sales	11	23	+ 109.1%	57	90	+ 57.9%
Median Sales Price*	\$502,000	\$590,000	+ 17.5%	\$545,000	\$599,950	+ 10.1%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	29	15	- 48.3%	41	26	- 36.6%
Percent of Original List Price Received*	99.9%	105.8%	+ 5.9%	99.4%	102.5%	+ 3.1%
New Listings	19	32	+ 68.4%	100	133	+ 33.0%

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

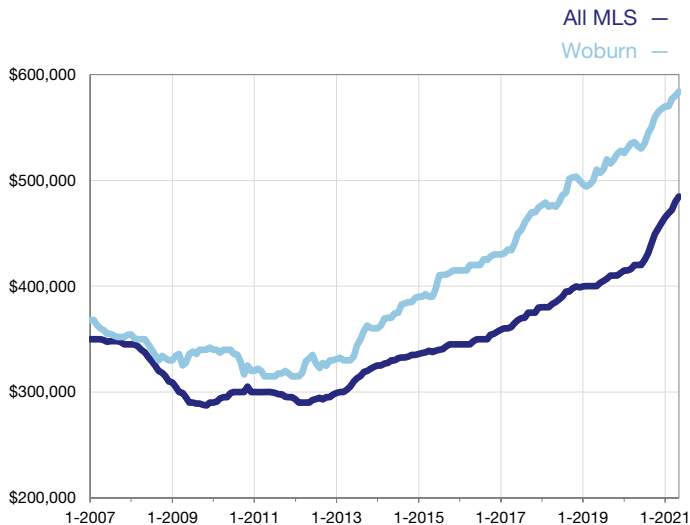
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	23	+ 64.3%	61	80	+ 31.1%
Closed Sales	11	11	0.0%	74	63	- 14.9%
Median Sales Price*	\$537,500	\$550,000	+ 2.3%	\$536,250	\$550,000	+ 2.6%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	8	32	+ 300.0%	43	32	- 25.6%
Percent of Original List Price Received*	100.1%	102.3%	+ 2.2%	98.5%	100.5%	+ 2.0%
New Listings	16	19	+ 18.8%	68	76	+ 11.8%

\* 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

