

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

	November			Year to Date		
Key Metrics	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	27	27	0.0%	266	233	- 12.4%
Closed Sales	21	21	0.0%	252	225	- 10.7%
Median Sales Price*	\$610,000	\$625,000	+ 2.5%	\$630,000	\$665,000	+ 5.6%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	26	36	+ 38.5%	26	25	- 3.8%
Percent of Original List Price Received*	102.3%	95.6%	- 6.5%	102.7%	103.3%	+ 0.6%
New Listings	20	19	- 5.0%	307	282	- 8.1%

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

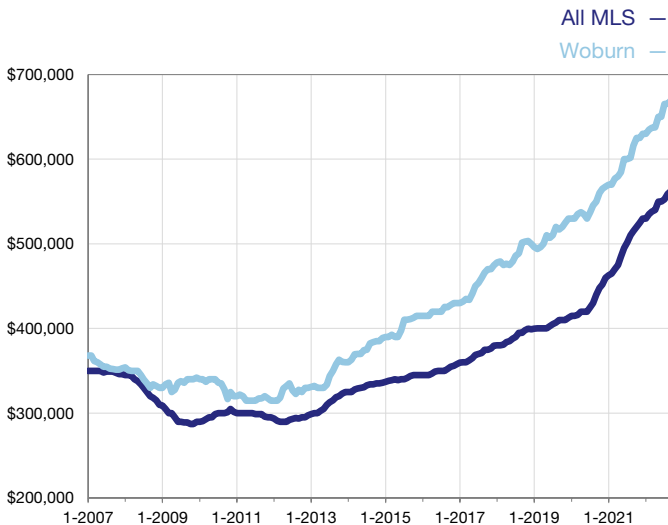
Condominium Properties

	November			Year to Date		
Key Metrics	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	14	+ 16.7%	152	114	- 25.0%
Closed Sales	15	10	- 33.3%	151	108	- 28.5%
Median Sales Price*	\$350,000	\$449,500	+ 28.4%	\$480,000	\$483,742	+ 0.8%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	21	33	+ 57.1%	30	22	- 26.7%
Percent of Original List Price Received*	101.2%	94.9%	- 6.2%	101.2%	102.5%	+ 1.3%
New Listings	8	11	+ 37.5%	159	143	- 10.1%

* 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

