

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Woburn

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	10	- 52.4%	52	39	- 25.0%
Closed Sales	16	15	- 6.3%	52	45	- 13.5%
Median Sales Price*	\$613,000	<b>\$705,000</b>	+ 15.0%	\$625,500	<b>\$610,000</b>	- 2.5%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	35	43	+ 22.9%	33	41	+ 24.2%
Percent of Original List Price Received*	102.4%	97.5%	- 4.8%	103.5%	97.1%	- 6.2%
New Listings	27	14	- 48.1%	57	38	- 33.3%

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

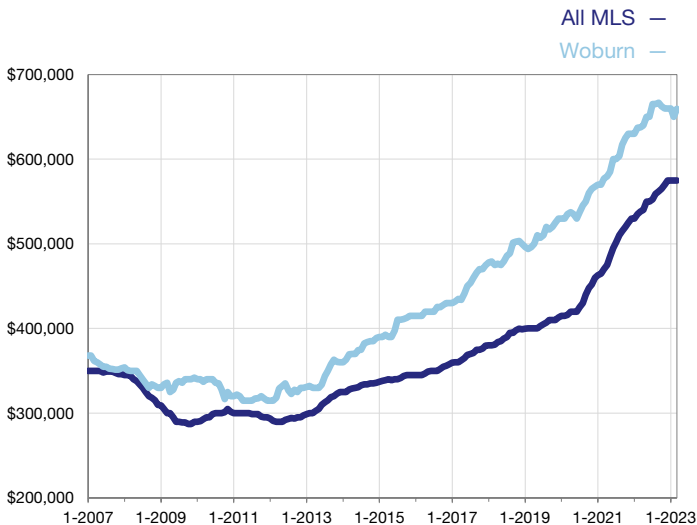
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	21	36	+ 71.4%
Closed Sales	11	8	- 27.3%	22	20	- 9.1%
Median Sales Price*	\$560,000	<b>\$540,000</b>	- 3.6%	\$489,742	<b>\$526,750</b>	+ 7.6%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	27	57	+ 111.1%	24	37	+ 54.2%
Percent of Original List Price Received*	105.3%	96.4%	- 8.5%	104.2%	98.8%	- 5.2%
New Listings	12	14	+ 16.7%	28	43	+ 53.6%

\* 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

