

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	17	- 15.0%	72	56	- 22.2%
Closed Sales	22	15	- 31.8%	74	60	- 18.9%
Median Sales Price*	\$701,000	\$613,000	- 12.6%	\$632,500	\$610,000	- 3.6%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	17	48	+ 182.4%	29	42	+ 44.8%
Percent of Original List Price Received*	107.6%	103.2%	- 4.1%	104.7%	98.6%	- 5.8%
New Listings	22	19	- 13.6%	79	57	- 27.8%

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

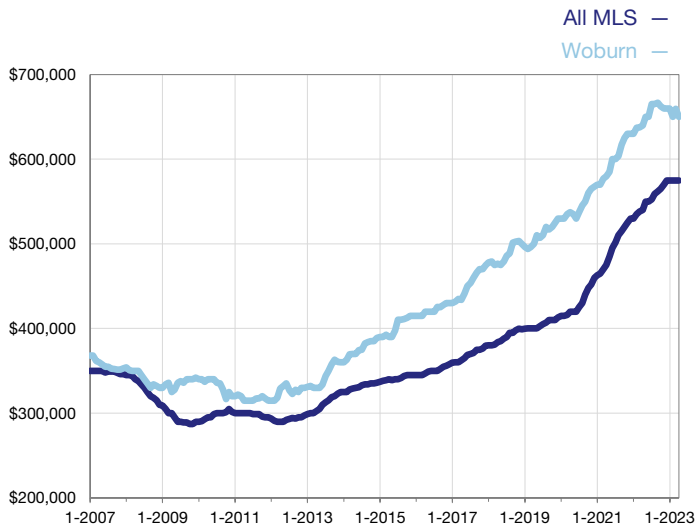
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	20	+ 150.0%	29	55	+ 89.7%
Closed Sales	7	4	- 42.9%	29	24	- 17.2%
Median Sales Price*	\$480,000	\$580,000	+ 20.8%	\$484,484	\$526,750	+ 8.7%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	15	13	- 13.3%	22	33	+ 50.0%
Percent of Original List Price Received*	107.3%	100.3%	- 6.5%	104.9%	99.0%	- 5.6%
New Listings	7	24	+ 242.9%	35	67	+ 91.4%

* 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

