

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	30	+ 11.1%	99	82	- 17.2%
Closed Sales	23	12	- 47.8%	97	72	- 25.8%
Median Sales Price*	\$720,000	\$880,500	+ 22.3%	\$650,000	\$621,500	- 4.4%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	37	+ 76.2%	27	42	+ 55.6%
Percent of Original List Price Received*	108.2%	102.6%	- 5.2%	105.6%	99.3%	- 6.0%
New Listings	33	32	- 3.0%	110	85	- 22.7%

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

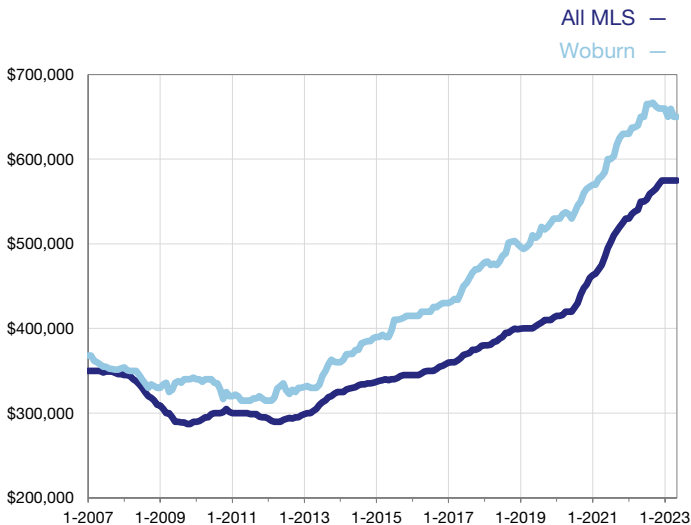
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	18	+ 63.6%	40	70	+ 75.0%
Closed Sales	7	15	+ 114.3%	36	39	+ 8.3%
Median Sales Price*	\$610,000	\$792,500	+ 29.9%	\$489,742	\$631,000	+ 28.8%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	26	46	+ 76.9%	23	38	+ 65.2%
Percent of Original List Price Received*	99.2%	101.9%	+ 2.7%	103.8%	100.2%	- 3.5%
New Listings	15	21	+ 40.0%	50	86	+ 72.0%

* 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

