

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	23	- 4.2%	123	105	- 14.6%
Closed Sales	21	29	+ 38.1%	118	101	- 14.4%
Median Sales Price*	\$700,000	\$670,000	- 4.3%	\$673,000	\$650,000	- 3.4%
Inventory of Homes for Sale	28	18	- 35.7%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	15	27	+ 80.0%	25	38	+ 52.0%
Percent of Original List Price Received*	107.2%	105.5%	- 1.6%	105.9%	101.0%	- 4.6%
New Listings	36	27	- 25.0%	146	112	- 23.3%

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

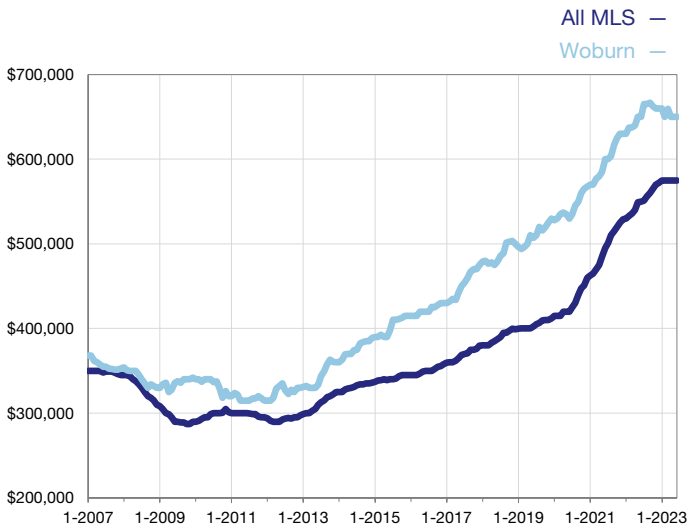
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	18	+ 12.5%	56	86	+ 53.6%
Closed Sales	17	17	0.0%	53	56	+ 5.7%
Median Sales Price*	\$485,000	\$679,900	+ 40.2%	\$485,000	\$642,500	+ 32.5%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	16	15	- 6.3%	20	31	+ 55.0%
Percent of Original List Price Received*	106.4%	102.6%	- 3.6%	104.6%	100.9%	- 3.5%
New Listings	16	17	+ 6.3%	66	103	+ 56.1%

* 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

