

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	20	+ 5.3%	142	122	- 14.1%
Closed Sales	29	18	- 37.9%	147	119	- 19.0%
Median Sales Price*	\$710,000	\$775,000	+ 9.2%	\$682,000	\$653,000	- 4.3%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	18	22	+ 22.2%	23	35	+ 52.2%
Percent of Original List Price Received*	105.1%	101.2%	- 3.7%	105.7%	101.1%	- 4.4%
New Listings	15	14	- 6.7%	161	125	- 22.4%

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

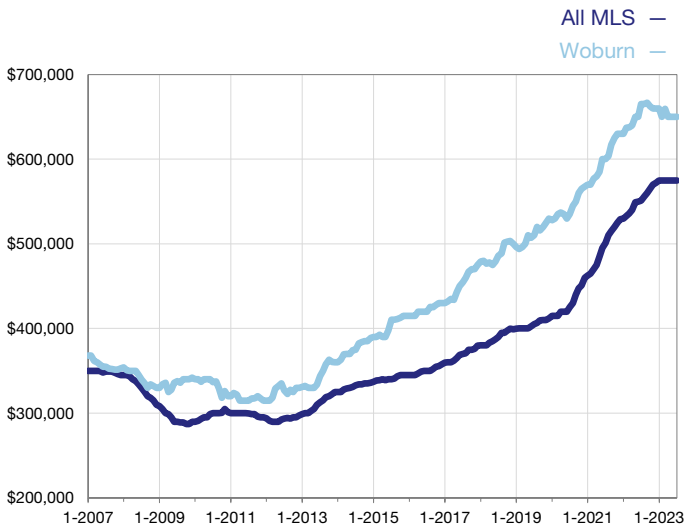
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	11	- 8.3%	68	96	+ 41.2%
Closed Sales	9	9	0.0%	62	67	+ 8.1%
Median Sales Price*	\$525,000	\$610,000	+ 16.2%	\$490,000	\$635,000	+ 29.6%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	21	29	+ 38.1%
Percent of Original List Price Received*	101.7%	101.5%	- 0.2%	104.2%	101.4%	- 2.7%
New Listings	11	11	0.0%	77	114	+ 48.1%

* 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

