

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Woburn

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	23	+ 9.5%	163	141	- 13.5%
Closed Sales	22	20	- 9.1%	169	139	- 17.8%
Median Sales Price*	\$702,500	<b>\$705,000</b>	+ 0.4%	\$682,000	<b>\$670,000</b>	- 1.8%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	22	16	- 27.3%	23	32	+ 39.1%
Percent of Original List Price Received*	101.8%	<b>105.5%</b>	+ 3.6%	105.2%	<b>101.7%</b>	- 3.3%
New Listings	27	15	- 44.4%	188	140	- 25.5%

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

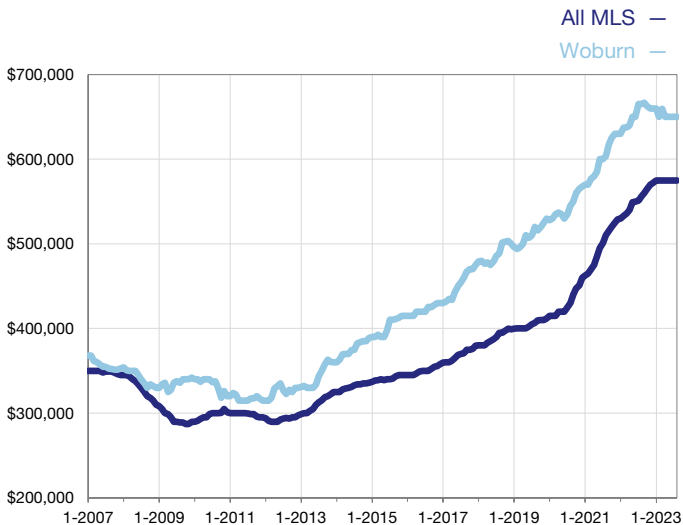
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	76	103	+ 35.5%
Closed Sales	14	4	- 71.4%	76	71	- 6.6%
Median Sales Price*	\$465,000	<b>\$599,950</b>	+ 29.0%	\$490,000	<b>\$631,000</b>	+ 28.8%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	14	- 26.3%	20	28	+ 40.0%
Percent of Original List Price Received*	102.7%	<b>99.5%</b>	- 3.1%	103.9%	<b>101.3%</b>	- 2.5%
New Listings	16	11	- 31.3%	93	125	+ 34.4%

\* 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

