

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Woburn

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	11	- 42.1%	182	149	- 18.1%
Closed Sales	20	16	- 20.0%	189	155	- 18.0%
Median Sales Price*	\$671,950	<b>\$762,500</b>	+ 13.5%	\$680,000	<b>\$680,000</b>	0.0%
Inventory of Homes for Sale	37	21	- 43.2%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 32.1%	24	31	+ 29.2%
Percent of Original List Price Received*	99.8%	<b>105.4%</b>	+ 5.6%	104.6%	<b>102.1%</b>	- 2.4%
New Listings	34	23	- 32.4%	222	163	- 26.6%

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

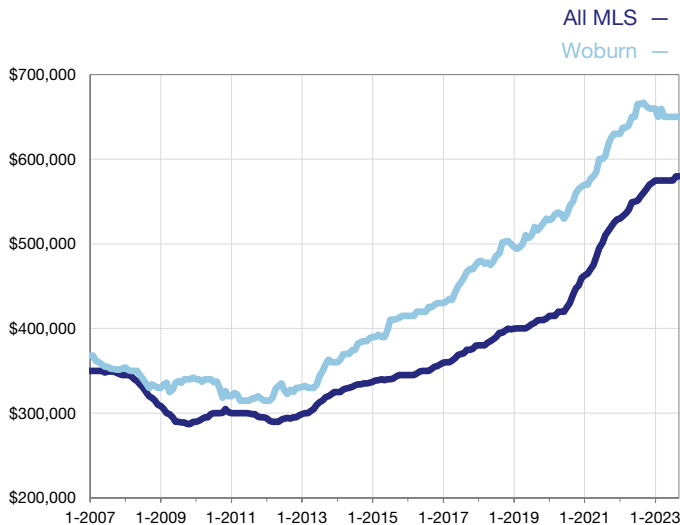
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	20	+ 33.3%	91	121	+ 33.0%
Closed Sales	8	6	- 25.0%	84	77	- 8.3%
Median Sales Price*	\$494,500	<b>\$532,500</b>	+ 7.7%	\$490,000	<b>\$630,900</b>	+ 28.8%
Inventory of Homes for Sale	24	14	- 41.7%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	26	14	- 46.2%	21	27	+ 28.6%
Percent of Original List Price Received*	102.5%	<b>104.8%</b>	+ 2.2%	103.8%	<b>101.5%</b>	- 2.2%
New Listings	24	19	- 20.8%	117	144	+ 23.1%

\* 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

