

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	21	- 12.5%	206	170	- 17.5%
Closed Sales	16	14	- 12.5%	205	169	- 17.6%
Median Sales Price*	\$642,500	\$795,000	+ 23.7%	\$675,000	\$700,000	+ 3.7%
Inventory of Homes for Sale	39	19	- 51.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	26	42	+ 61.5%	24	32	+ 33.3%
Percent of Original List Price Received*	97.9%	102.2%	+ 4.4%	104.1%	102.1%	- 1.9%
New Listings	27	21	- 22.2%	249	183	- 26.5%

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

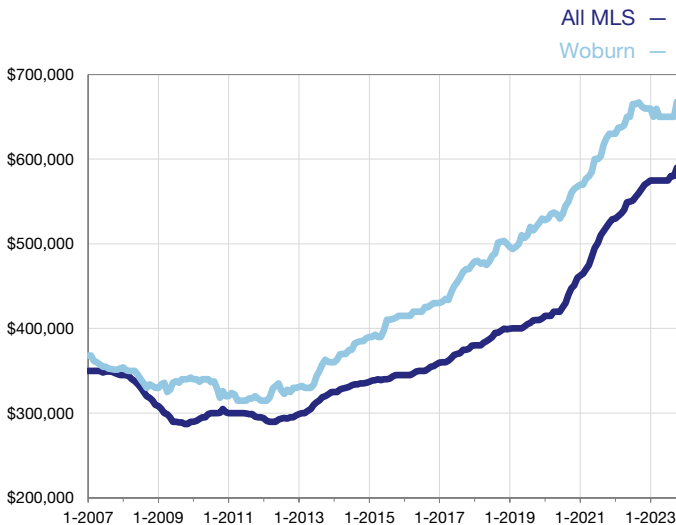
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	12	+ 33.3%	100	130	+ 30.0%
Closed Sales	15	19	+ 26.7%	99	96	- 3.0%
Median Sales Price*	\$392,000	\$730,000	+ 86.2%	\$485,000	\$645,950	+ 33.2%
Inventory of Homes for Sale	25	11	- 56.0%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	22	32	+ 45.5%	21	28	+ 33.3%
Percent of Original List Price Received*	100.8%	102.3%	+ 1.5%	103.3%	101.7%	- 1.5%
New Listings	10	12	+ 20.0%	127	155	+ 22.0%

* 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

