

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	17	- 29.2%	230	184	- 20.0%
Closed Sales	21	21	0.0%	226	190	- 15.9%
Median Sales Price*	\$625,000	\$710,000	+ 13.6%	\$667,000	\$700,000	+ 4.9%
Inventory of Homes for Sale	31	15	- 51.6%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	36	20	- 44.4%	25	31	+ 24.0%
Percent of Original List Price Received*	95.6%	101.1%	+ 5.8%	103.3%	102.0%	- 1.3%
New Listings	19	16	- 15.8%	268	198	- 26.1%

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

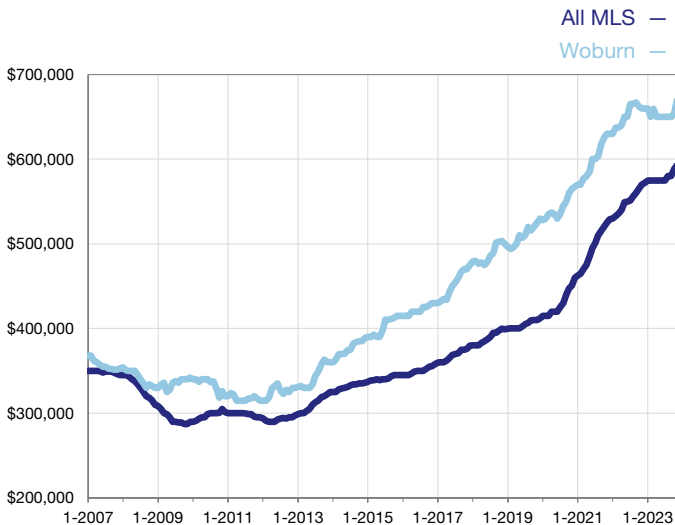
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	21	+ 75.0%	112	149	+ 33.0%
Closed Sales	10	8	- 20.0%	109	104	- 4.6%
Median Sales Price*	\$449,500	\$665,450	+ 48.0%	\$483,000	\$645,950	+ 33.7%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	33	45	+ 36.4%	22	29	+ 31.8%
Percent of Original List Price Received*	94.9%	99.2%	+ 4.5%	102.6%	101.5%	- 1.1%
New Listings	11	23	+ 109.1%	138	178	+ 29.0%

* 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

