

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	10	- 52.4%	251	193	- 23.1%
Closed Sales	31	12	- 61.3%	257	202	- 21.4%
Median Sales Price*	\$625,000	\$754,500	+ 20.7%	\$660,000	\$701,000	+ 6.2%
Inventory of Homes for Sale	23	8	- 65.2%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	31	40	+ 29.0%	26	31	+ 19.2%
Percent of Original List Price Received*	97.3%	100.2%	+ 3.0%	102.6%	101.9%	- 0.7%
New Listings	18	4	- 77.8%	286	201	- 29.7%

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

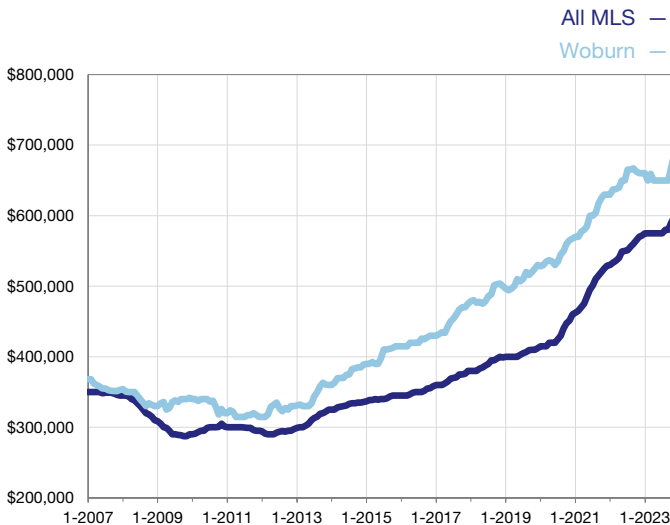
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	122	155	+ 27.0%
Closed Sales	8	15	+ 87.5%	117	119	+ 1.7%
Median Sales Price*	\$467,500	\$853,090	+ 82.5%	\$483,000	\$650,000	+ 34.6%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	52	12	- 76.9%	24	27	+ 12.5%
Percent of Original List Price Received*	97.4%	102.7%	+ 5.4%	102.2%	101.7%	- 0.5%
New Listings	3	8	+ 166.7%	141	187	+ 32.6%

* 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

