

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

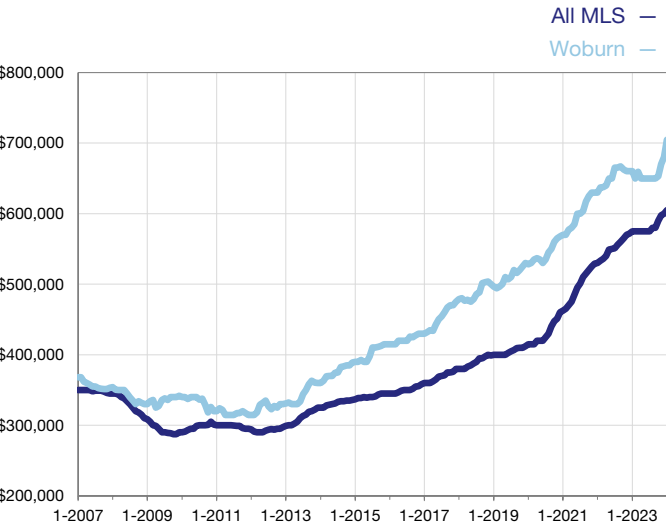
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	8	- 46.7%	15	8	- 46.7%
Closed Sales	20	6	- 70.0%	20	6	- 70.0%
Median Sales Price*	\$600,000	\$670,000	+ 11.7%	\$600,000	\$670,000	+ 11.7%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	39	42	+ 7.7%	39	42	+ 7.7%
Percent of Original List Price Received*	96.3%	99.1%	+ 2.9%	96.3%	99.1%	+ 2.9%
New Listings	13	9	- 30.8%	13	9	- 30.8%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	10	- 9.1%	11	10	- 9.1%
Closed Sales	7	4	- 42.9%	7	4	- 42.9%
Median Sales Price*	\$500,000	\$494,949	- 1.0%	\$500,000	\$494,949	- 1.0%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	27	57	+ 111.1%	27	57	+ 111.1%
Percent of Original List Price Received*	98.0%	99.3%	+ 1.3%	98.0%	99.3%	+ 1.3%
New Listings	14	11	- 21.4%	14	11	- 21.4%

* 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

