

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

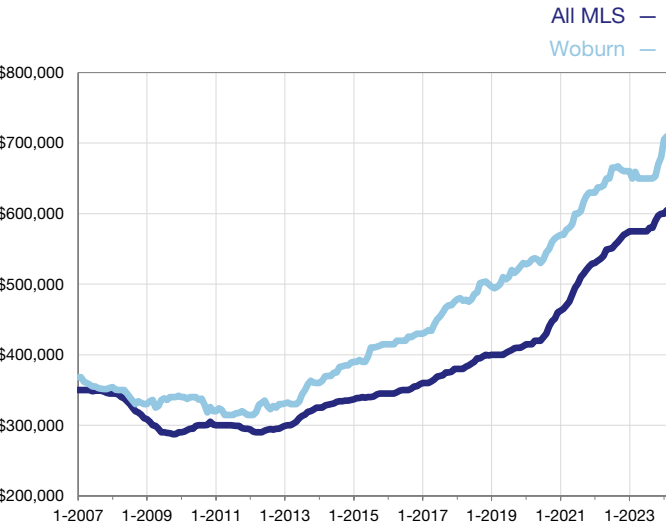
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	11	- 21.4%	29	18	- 37.9%
Closed Sales	10	11	+ 10.0%	30	17	- 43.3%
Median Sales Price*	\$589,750	\$810,000	+ 37.3%	\$594,750	\$735,000	+ 23.6%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	41	24	- 41.5%	39	31	- 20.5%
Percent of Original List Price Received*	98.0%	105.7%	+ 7.9%	96.9%	103.4%	+ 6.7%
New Listings	9	11	+ 22.2%	22	20	- 9.1%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	7	- 56.3%	27	16	- 40.7%
Closed Sales	5	12	+ 140.0%	12	17	+ 41.7%
Median Sales Price*	\$501,000	\$891,918	+ 78.0%	\$500,500	\$860,835	+ 72.0%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	24	30	+ 25.0%
Percent of Original List Price Received*	103.7%	104.4%	+ 0.7%	100.3%	103.3%	+ 3.0%
New Listings	15	15	0.0%	29	26	- 10.3%

* 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

