

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	19	+ 90.0%	39	36	- 7.7%
Closed Sales	15	10	- 33.3%	45	27	- 40.0%
Median Sales Price*	\$705,000	\$930,000	+ 31.9%	\$610,000	\$810,000	+ 32.8%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	43	47	+ 9.3%	41	37	- 9.8%
Percent of Original List Price Received*	97.5%	100.5%	+ 3.1%	97.1%	102.3%	+ 5.4%
New Listings	14	19	+ 35.7%	36	39	+ 8.3%

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

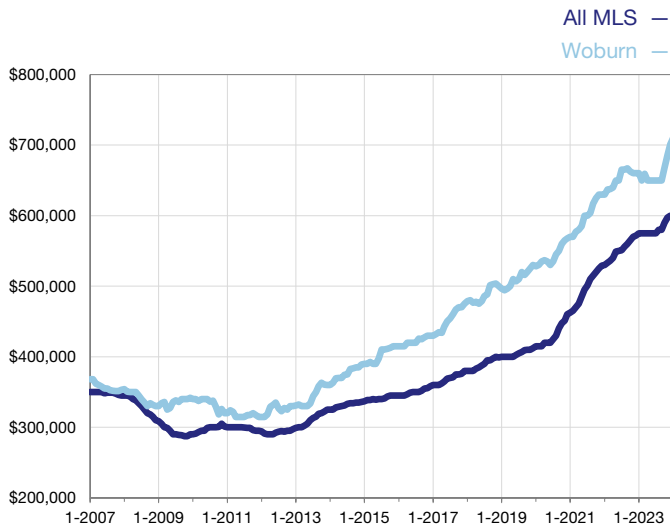
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	16	+ 100.0%	35	31	- 11.4%
Closed Sales	8	25	+ 212.5%	20	44	+ 120.0%
Median Sales Price*	\$540,000	\$758,325	+ 40.4%	\$526,750	\$772,625	+ 46.7%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	57	39	- 31.6%	37	34	- 8.1%
Percent of Original List Price Received*	96.4%	99.2%	+ 2.9%	98.8%	100.8%	+ 2.0%
New Listings	14	15	+ 7.1%	43	41	- 4.7%

* 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

