

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	29	+ 123.1%	52	62	+ 19.2%
Closed Sales	15	16	+ 6.7%	60	43	- 28.3%
Median Sales Price*	\$613,000	\$675,000	+ 10.1%	\$610,000	\$775,000	+ 27.0%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	48	34	- 29.2%	42	36	- 14.3%
Percent of Original List Price Received*	103.2%	108.4%	+ 5.0%	98.6%	104.6%	+ 6.1%
New Listings	16	26	+ 62.5%	52	65	+ 25.0%

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

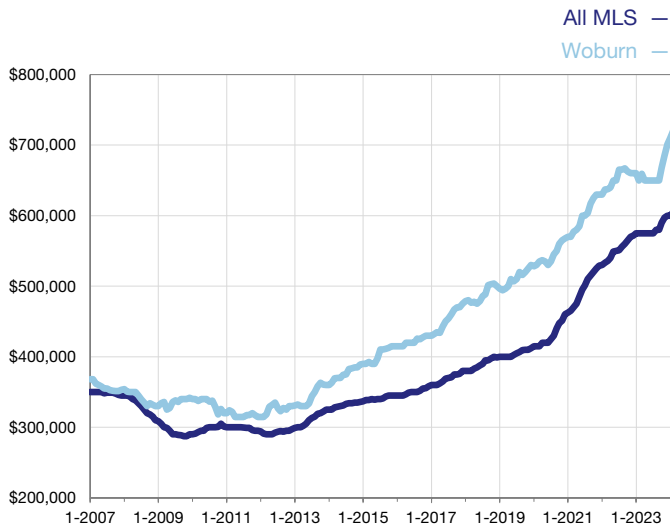
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	8	- 52.9%	52	39	- 25.0%
Closed Sales	4	15	+ 275.0%	24	59	+ 145.8%
Median Sales Price*	\$580,000	\$575,000	- 0.9%	\$526,750	\$701,000	+ 33.1%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	13	53	+ 307.7%	33	39	+ 18.2%
Percent of Original List Price Received*	100.3%	101.7%	+ 1.4%	99.0%	101.0%	+ 2.0%
New Listings	22	11	- 50.0%	65	52	- 20.0%

* 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

