

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	30	15	- 50.0%	82	77	- 6.1%
Closed Sales	12	23	+ 91.7%	72	66	- 8.3%
Median Sales Price*	\$869,500	\$750,000	- 13.7%	\$621,500	\$774,500	+ 24.6%
Inventory of Homes for Sale	16	25	+ 56.3%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	37	23	- 37.8%	42	31	- 26.2%
Percent of Original List Price Received*	102.4%	105.3%	+ 2.8%	99.2%	104.8%	+ 5.6%
New Listings	32	36	+ 12.5%	84	100	+ 19.0%

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

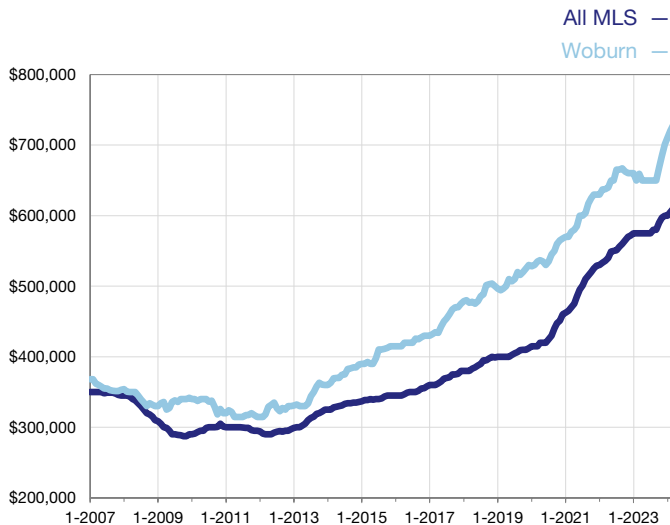
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	4	- 75.0%	68	41	- 39.7%
Closed Sales	15	12	- 20.0%	39	71	+ 82.1%
Median Sales Price*	\$792,500	\$642,500	- 18.9%	\$631,000	\$693,755	+ 9.9%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	46	38	- 17.4%	38	39	+ 2.6%
Percent of Original List Price Received*	101.9%	101.7%	- 0.2%	100.2%	101.1%	+ 0.9%
New Listings	21	10	- 52.4%	86	63	- 26.7%

* 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

