

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	28	+ 47.4%	101	104	+ 3.0%
Closed Sales	29	20	- 31.0%	101	86	- 14.9%
Median Sales Price*	\$670,000	\$759,250	+ 13.3%	\$650,000	\$759,750	+ 16.9%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	27	12	- 55.6%	38	27	- 28.9%
Percent of Original List Price Received*	105.5%	106.5%	+ 0.9%	101.0%	105.2%	+ 4.2%
New Listings	27	17	- 37.0%	111	116	+ 4.5%

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

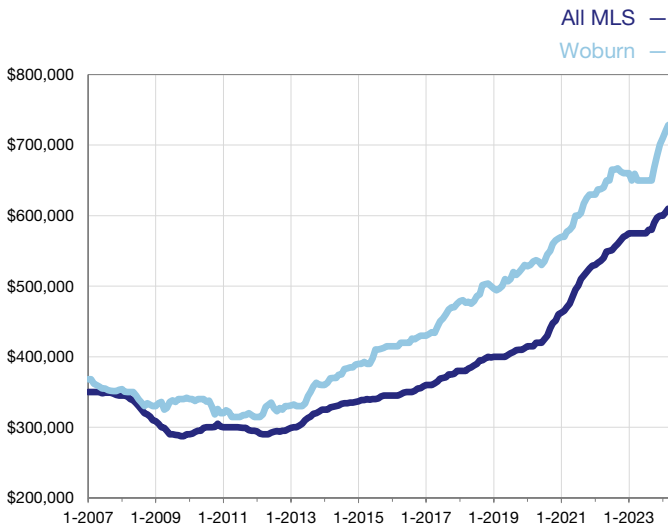
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	12	- 25.0%	84	53	- 36.9%
Closed Sales	19	6	- 68.4%	58	77	+ 32.8%
Median Sales Price*	\$664,900	\$1,196,935	+ 80.0%	\$637,500	\$701,995	+ 10.1%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	15	2	- 86.7%	31	36	+ 16.1%
Percent of Original List Price Received*	103.9%	107.9%	+ 3.8%	101.4%	101.7%	+ 0.3%
New Listings	17	13	- 23.5%	103	76	- 26.2%

* 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

