

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	18	- 10.0%	138	136	- 1.4%
Closed Sales	20	15	- 25.0%	139	125	- 10.1%
Median Sales Price*	\$705,000	\$695,000	- 1.4%	\$670,000	\$760,000	+ 13.4%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	16	22	+ 37.5%	32	24	- 25.0%
Percent of Original List Price Received*	105.5%	103.4%	- 2.0%	101.7%	105.2%	+ 3.4%
New Listings	15	27	+ 80.0%	140	163	+ 16.4%

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

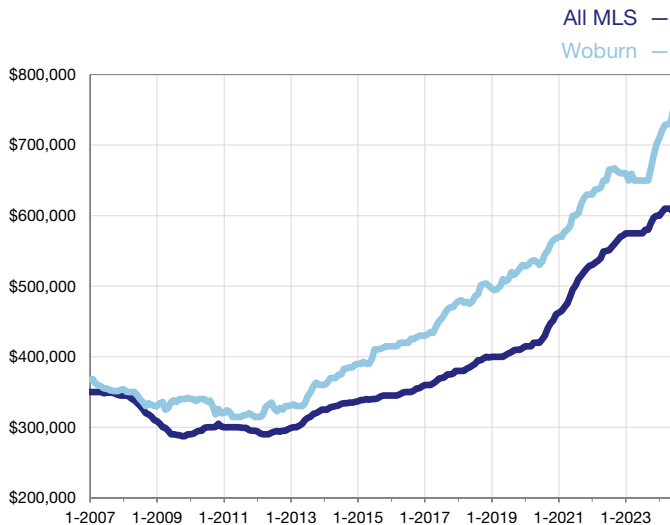
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	16	+ 128.6%	101	74	- 26.7%
Closed Sales	4	12	+ 200.0%	71	96	+ 35.2%
Median Sales Price*	\$599,950	\$834,500	+ 39.1%	\$631,000	\$710,998	+ 12.7%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	14	22	+ 57.1%	28	34	+ 21.4%
Percent of Original List Price Received*	99.5%	102.7%	+ 3.2%	101.3%	101.7%	+ 0.4%
New Listings	11	16	+ 45.5%	125	104	- 16.8%

* 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

