

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

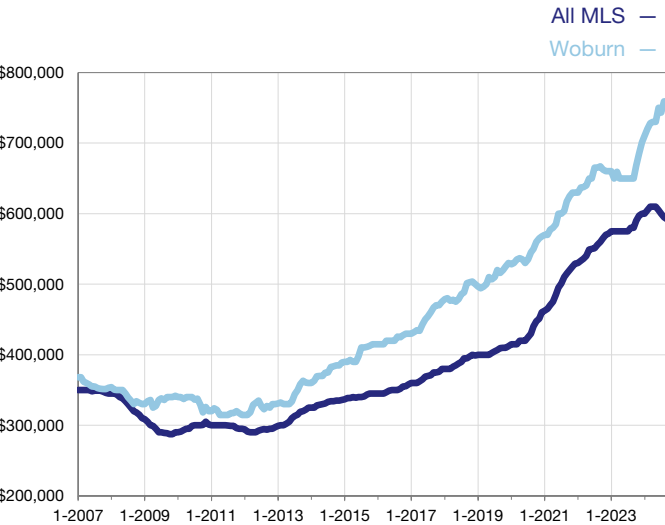
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	34	+ 209.1%	149	168	+ 12.8%
Closed Sales	16	14	- 12.5%	155	139	- 10.3%
Median Sales Price*	\$762,500	\$812,500	+ 6.6%	\$680,000	\$768,000	+ 12.9%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	31	23	- 25.8%
Percent of Original List Price Received*	105.4%	102.5%	- 2.8%	102.1%	105.0%	+ 2.8%
New Listings	22	37	+ 68.2%	162	197	+ 21.6%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	11	- 35.3%	118	85	- 28.0%
Closed Sales	6	22	+ 266.7%	77	118	+ 53.2%
Median Sales Price*	\$532,500	\$738,997	+ 38.8%	\$630,900	\$725,000	+ 14.9%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	14	29	+ 107.1%	27	33	+ 22.2%
Percent of Original List Price Received*	104.8%	100.1%	- 4.5%	101.5%	101.4%	- 0.1%
New Listings	18	15	- 16.7%	143	119	- 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

