

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	30	+ 76.5%	166	194	+ 16.9%
Closed Sales	14	33	+ 135.7%	169	172	+ 1.8%
Median Sales Price*	\$795,000	\$783,000	- 1.5%	\$700,000	\$772,511	+ 10.4%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	42	23	- 45.2%	32	23	- 28.1%
Percent of Original List Price Received*	102.2%	100.4%	- 1.8%	102.1%	104.1%	+ 2.0%
New Listings	19	28	+ 47.4%	181	225	+ 24.3%

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

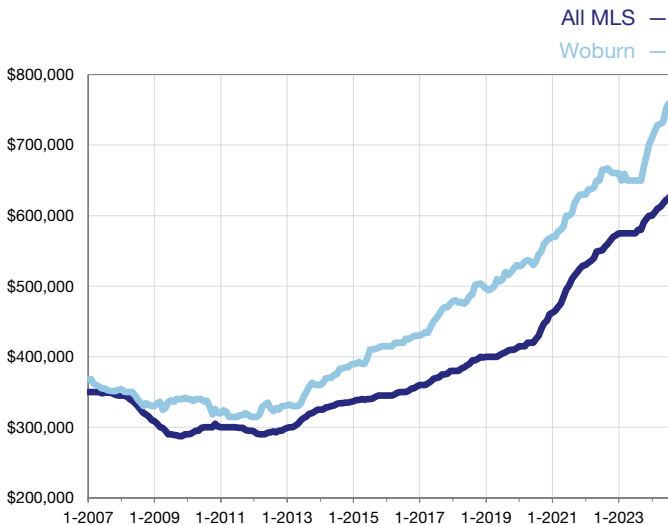
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	13	+ 30.0%	128	97	- 24.2%
Closed Sales	19	9	- 52.6%	96	127	+ 32.3%
Median Sales Price*	\$730,000	\$570,000	- 21.9%	\$645,950	\$701,995	+ 8.7%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	32	14	- 56.3%	28	32	+ 14.3%
Percent of Original List Price Received*	102.3%	100.6%	- 1.7%	101.7%	101.3%	- 0.4%
New Listings	13	16	+ 23.1%	156	135	- 13.5%

* 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

