

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

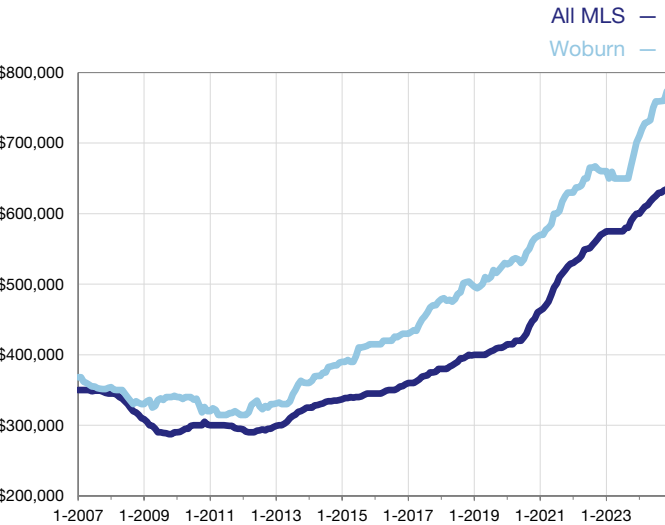
| Single-Family Properties | November | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 16 | 19 | + 18.8% | 182 | 208 | + 14.3% |
| Closed Sales | 21 | 24 | + 14.3% | 190 | 196 | + 3.2% |
| Median Sales Price* | \$710,000 | \$795,000 | + 12.0% | \$700,000 | \$774,500 | + 10.6% |
| Inventory of Homes for Sale | 17 | 16 | - 5.9% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.9 | - 10.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 32 | + 60.0% | 31 | 24 | - 22.6% |
| Percent of Original List Price Received* | 101.1% | 102.8% | + 1.7% | 102.0% | 103.9% | + 1.9% |
| New Listings | 16 | 13 | - 18.8% | 197 | 238 | + 20.8% |

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

| Condominium Properties | November | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 21 | 10 | - 52.4% | 149 | 105 | - 29.5% |
| Closed Sales | 8 | 10 | + 25.0% | 104 | 137 | + 31.7% |
| Median Sales Price* | \$665,450 | \$504,000 | - 24.3% | \$645,950 | \$688,860 | + 6.6% |
| Inventory of Homes for Sale | 15 | 12 | - 20.0% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.3 | + 18.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 45 | 25 | - 44.4% | 29 | 31 | + 6.9% |
| Percent of Original List Price Received* | 99.2% | 101.4% | + 2.2% | 101.5% | 101.4% | - 0.1% |
| New Listings | 23 | 8 | - 65.2% | 179 | 143 | - 20.1% |

* 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

