

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

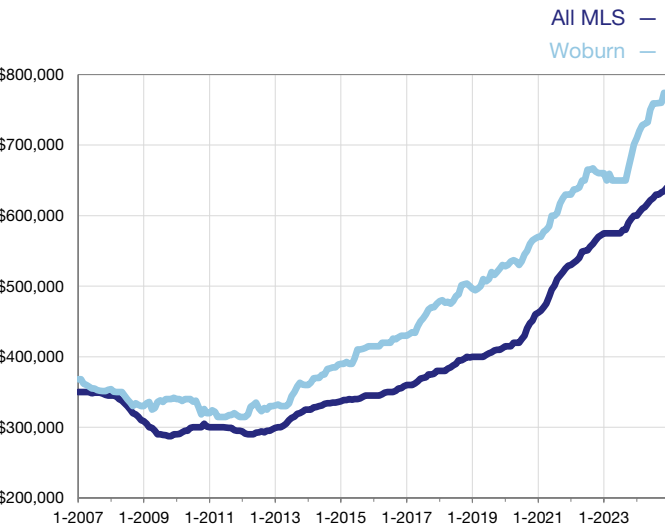
| Single-Family Properties | December | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 10 | 10 | 0.0% | 192 | 219 | + 14.1% |
| Closed Sales | 12 | 20 | + 66.7% | 202 | 216 | + 6.9% |
| Median Sales Price* | \$754,500 | \$718,500 | - 4.8% | \$701,000 | \$770,511 | + 9.9% |
| Inventory of Homes for Sale | 9 | 9 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.5 | - 16.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 40 | 25 | - 37.5% | 31 | 24 | - 22.6% |
| Percent of Original List Price Received* | 100.2% | 100.0% | - 0.2% | 101.9% | 103.6% | + 1.7% |
| New Listings | 4 | 7 | + 75.0% | 201 | 245 | + 21.9% |

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

| Condominium Properties | December | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 6 | 4 | - 33.3% | 155 | 109 | - 29.7% |
| Closed Sales | 15 | 7 | - 53.3% | 119 | 144 | + 21.0% |
| Median Sales Price* | \$853,090 | \$650,000 | - 23.8% | \$650,000 | \$687,643 | + 5.8% |
| Inventory of Homes for Sale | 13 | 13 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.4 | + 40.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 12 | 32 | + 166.7% | 27 | 31 | + 14.8% |
| Percent of Original List Price Received* | 102.7% | 101.9% | - 0.8% | 101.7% | 101.4% | - 0.3% |
| New Listings | 8 | 8 | 0.0% | 187 | 151 | - 19.3% |

* 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

