

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

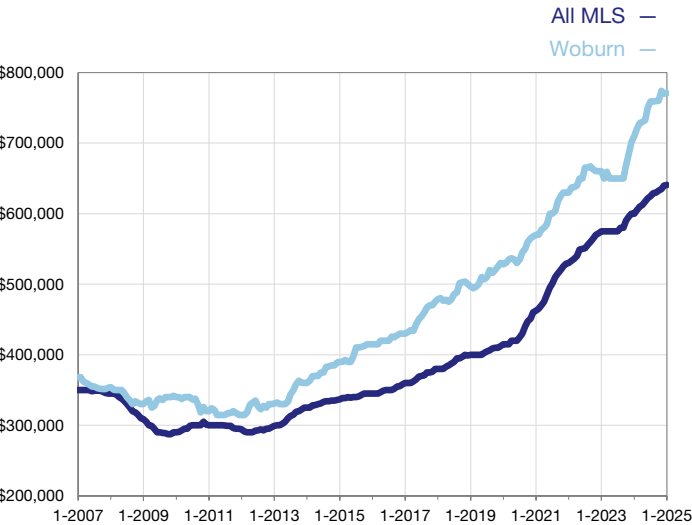
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	7	10	+ 42.9%
Closed Sales	6	10	+ 66.7%	6	10	+ 66.7%
Median Sales Price*	\$670,000	\$709,500	+ 5.9%	\$670,000	\$709,500	+ 5.9%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	42	27	- 35.7%	42	27	- 35.7%
Percent of Original List Price Received*	99.1%	97.6%	- 1.5%	99.1%	97.6%	- 1.5%
New Listings	9	11	+ 22.2%	9	11	+ 22.2%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	9	0.0%	9	9	0.0%
Closed Sales	5	8	+ 60.0%	5	8	+ 60.0%
Median Sales Price*	\$579,898	\$1,068,768	+ 84.3%	\$579,898	\$1,068,768	+ 84.3%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	50	20	- 60.0%	50	20	- 60.0%
Percent of Original List Price Received*	100.8%	100.0%	- 0.8%	100.8%	100.0%	- 0.8%
New Listings	11	16	+ 45.5%	11	16	+ 45.5%

* 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

