

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Woburn

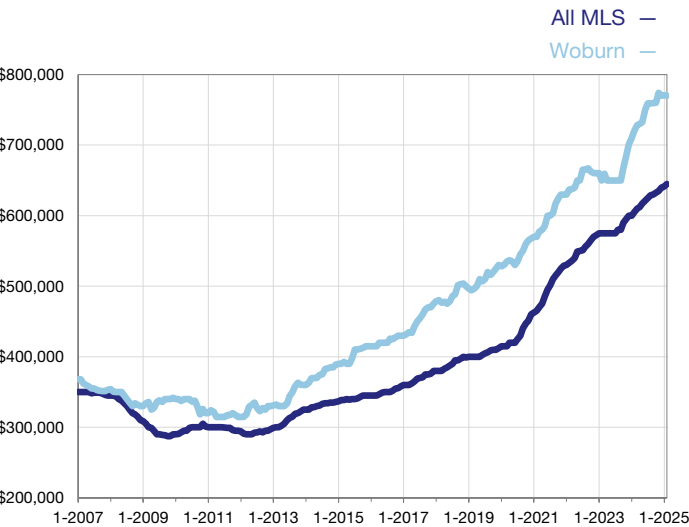
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				10	12	+ 20.0%	17	20	+ 17.6%
Closed Sales				11	7	- 36.4%	17	17	0.0%
Median Sales Price*				\$810,000	\$832,000	+ 2.7%	\$735,000	\$770,000	+ 4.8%
Inventory of Homes for Sale				9	13	+ 44.4%	--	--	--
Months Supply of Inventory				0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale				24	49	+ 104.2%	31	36	+ 16.1%
Percent of Original List Price Received*				105.7%	98.3%	- 7.0%	103.4%	97.9%	- 5.3%
New Listings				11	13	+ 18.2%	20	23	+ 15.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				6	8	+ 33.3%	15	16	+ 6.7%
Closed Sales				14	5	- 64.3%	19	13	- 31.6%
Median Sales Price*				\$846,185	\$680,000	- 19.6%	\$831,535	\$770,000	- 7.4%
Inventory of Homes for Sale				19	18	- 5.3%	--	--	--
Months Supply of Inventory				1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale				19	39	+ 105.3%	27	27	0.0%
Percent of Original List Price Received*				103.6%	102.0%	- 1.5%	102.9%	100.8%	- 2.0%
New Listings				15	8	- 46.7%	26	24	- 7.7%

\* 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

