

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	17	+ 88.9%	218	194	- 11.0%
Closed Sales	21	13	- 38.1%	217	186	- 14.3%
Median Sales Price*	\$722,000	\$743,700	+ 3.0%	\$770,000	\$777,500	+ 1.0%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	25	37	+ 48.0%	24	26	+ 8.3%
Percent of Original List Price Received*	99.7%	99.7%	0.0%	103.5%	102.0%	- 1.4%
New Listings	7	10	+ 42.9%	245	224	- 8.6%

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

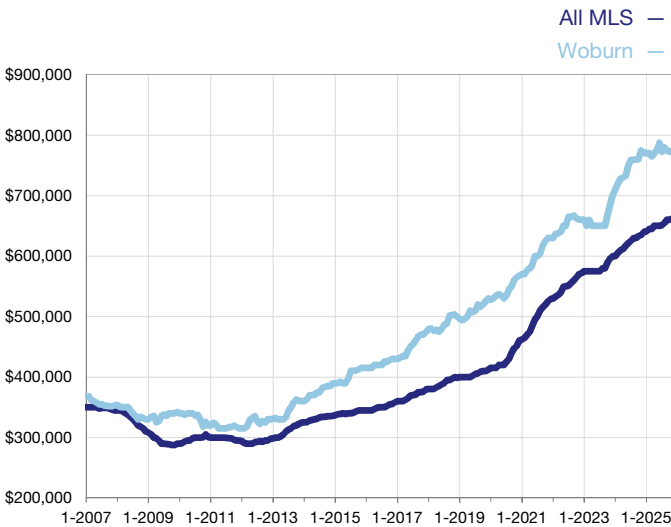
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	9	+ 200.0%	107	128	+ 19.6%
Closed Sales	7	17	+ 142.9%	144	129	- 10.4%
Median Sales Price*	\$650,000	\$655,000	+ 0.8%	\$687,643	\$680,000	- 1.1%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	32	40	+ 25.0%	31	29	- 6.5%
Percent of Original List Price Received*	101.9%	97.3%	- 4.5%	101.4%	100.4%	- 1.0%
New Listings	8	9	+ 12.5%	151	173	+ 14.6%

* 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

