

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	7	- 36.4%	18	17	- 5.6%
Closed Sales	7	15	+ 114.3%	17	26	+ 52.9%
Median Sales Price*	\$832,000	\$815,000	- 2.0%	\$770,000	\$765,000	- 0.6%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	49	45	- 8.2%	36	52	+ 44.4%
Percent of Original List Price Received*	98.3%	97.7%	- 0.6%	97.9%	96.3%	- 1.6%
New Listings	12	6	- 50.0%	21	20	- 4.8%

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

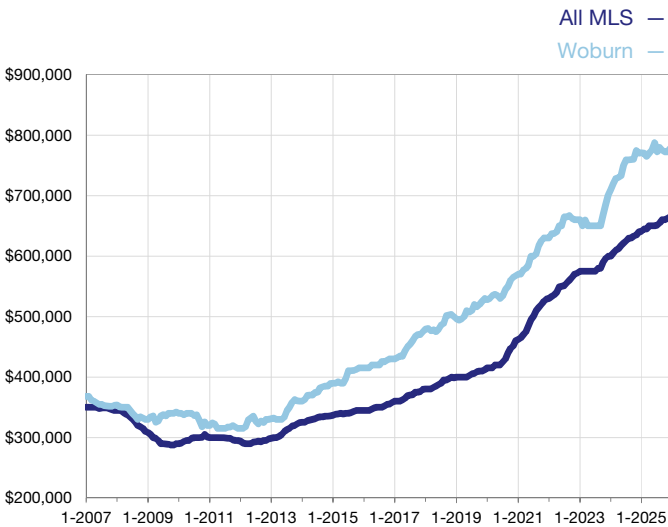
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	6	- 14.3%	15	11	- 26.7%
Closed Sales	5	4	- 20.0%	13	13	0.0%
Median Sales Price*	\$680,000	\$502,500	- 26.1%	\$770,000	\$649,995	- 15.6%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	39	93	+ 138.5%	27	53	+ 96.3%
Percent of Original List Price Received*	102.0%	96.7%	- 5.2%	100.8%	98.4%	- 2.4%
New Listings	8	9	+ 12.5%	24	17	- 29.2%

* 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

