

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Woburn

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	14	+ 7.7%	31	30	- 3.2%
Closed Sales	16	6	- 62.5%	33	32	- 3.0%
Median Sales Price*	\$695,000	<b>\$775,000</b>	+ 11.5%	\$720,000	<b>\$770,000</b>	+ 6.9%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	18	33	+ 83.3%	27	48	+ 77.8%
Percent of Original List Price Received*	105.0%	98.9%	- 5.8%	101.4%	96.8%	- 4.5%
New Listings	16	17	+ 6.3%	37	37	0.0%

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

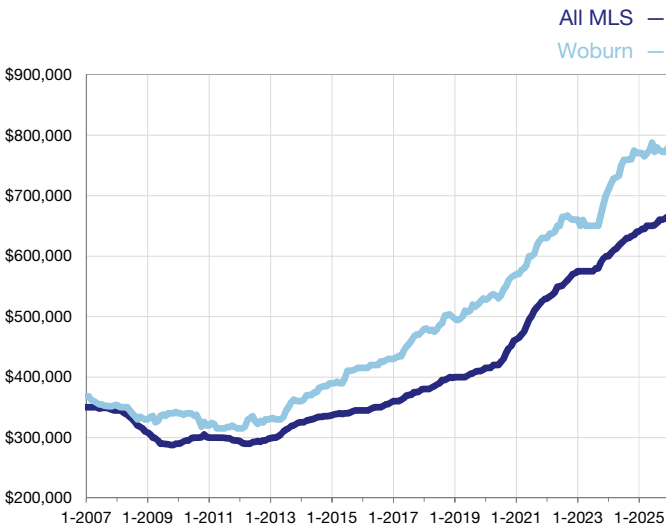
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	11	+ 10.0%	25	22	- 12.0%
Closed Sales	7	6	- 14.3%	20	19	- 5.0%
Median Sales Price*	\$550,000	<b>\$637,750</b>	+ 16.0%	\$700,000	<b>\$645,500</b>	- 7.8%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	36	49	+ 36.1%	30	51	+ 70.0%
Percent of Original List Price Received*	101.5%	98.5%	- 3.0%	101.0%	98.4%	- 2.6%
New Listings	11	13	+ 18.2%	35	30	- 14.3%

\* 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

