

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	19	17	- 10.5%	50	46	- 8.0%
Closed Sales	11	10	- 9.1%	44	42	- 4.5%
Median Sales Price*	\$885,000	\$772,450	- 12.7%	\$832,000	\$772,450	- 7.2%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	39	57	+ 46.2%	30	50	+ 66.7%
Percent of Original List Price Received*	104.2%	102.8%	- 1.3%	102.1%	98.2%	- 3.8%
New Listings	18	27	+ 50.0%	55	63	+ 14.5%

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

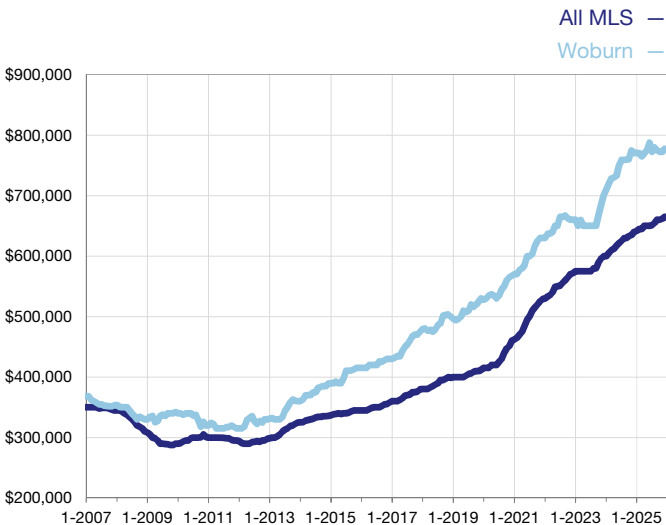
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	11	- 15.4%	38	32	- 15.8%
Closed Sales	11	10	- 9.1%	31	29	- 6.5%
Median Sales Price*	\$660,000	\$654,500	- 0.8%	\$670,000	\$645,500	- 3.7%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	30	44	+ 46.7%
Percent of Original List Price Received*	102.8%	97.7%	- 5.0%	101.7%	98.2%	- 3.4%
New Listings	25	13	- 48.0%	60	41	- 31.7%

* 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

