

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

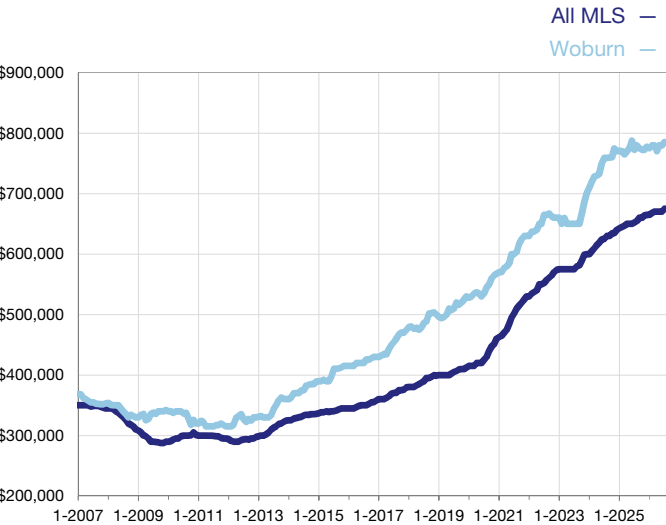
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	12	0.0%	134	128	- 4.5%
Closed Sales	18	23	+ 27.8%	127	134	+ 5.5%
Median Sales Price*	\$762,500	\$780,000	+ 2.3%	\$780,000	\$802,000	+ 2.8%
Inventory of Homes for Sale	25	41	+ 64.0%	--	--	--
Months Supply of Inventory	1.4	2.6	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	19	23	+ 21.1%	23	33	+ 43.5%
Percent of Original List Price Received*	104.0%	101.8%	- 2.1%	103.3%	101.5%	- 1.7%
New Listings	12	33	+ 175.0%	159	178	+ 11.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	9	- 35.7%	89	75	- 15.7%
Closed Sales	12	9	- 25.0%	88	73	- 17.0%
Median Sales Price*	\$577,500	\$520,000	- 10.0%	\$694,000	\$594,000	- 14.4%
Inventory of Homes for Sale	22	9	- 59.1%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	25	42	+ 68.0%	28	39	+ 39.3%
Percent of Original List Price Received*	100.1%	97.1%	- 3.0%	101.4%	99.1%	- 2.3%
New Listings	17	7	- 58.8%	126	88	- 30.2%

* 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

