

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Woburn

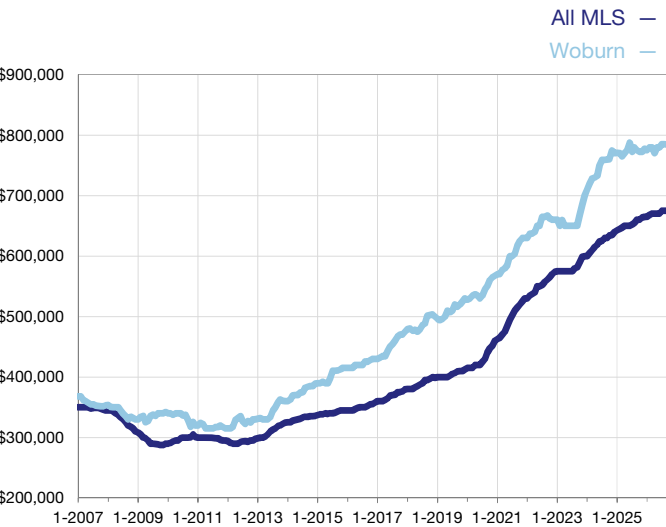
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	23	+ 76.9%	147	151	+ 2.7%
Closed Sales	16	15	- 6.3%	143	149	+ 4.2%
Median Sales Price*	\$679,250	\$775,000	+ 14.1%	\$775,000	\$785,000	+ 1.3%
Inventory of Homes for Sale	34	46	+ 35.3%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.3%	23	32	+ 39.1%
Percent of Original List Price Received*	98.4%	100.4%	+ 2.0%	102.8%	101.4%	- 1.4%
New Listings	26	33	+ 26.9%	185	210	+ 13.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	5	- 37.5%	97	80	- 17.5%
Closed Sales	10	11	+ 10.0%	98	84	- 14.3%
Median Sales Price*	\$668,000	\$525,000	- 21.4%	\$687,000	\$579,500	- 15.6%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	25	31	+ 24.0%	27	38	+ 40.7%
Percent of Original List Price Received*	99.9%	99.0%	- 0.9%	101.2%	99.1%	- 2.1%
New Listings	16	15	- 6.3%	142	103	- 27.5%

* 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

