Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Woburn

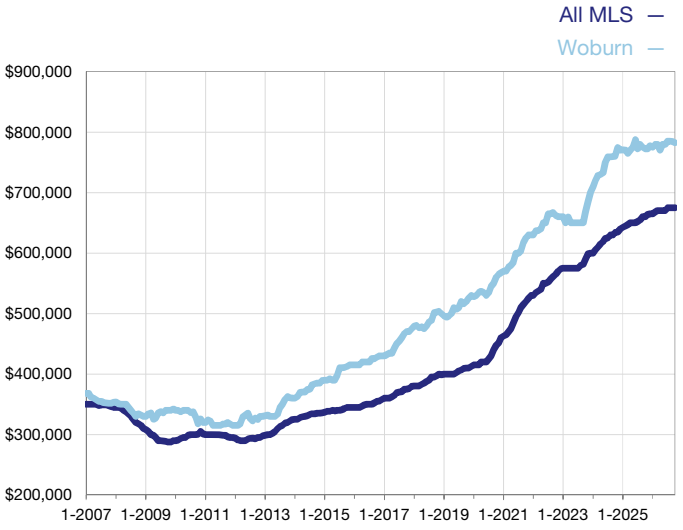
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	15	**23**	+ 53.3%	162	**169**	+ 4.3%
Closed Sales	12	**15**	+ 25.0%	155	**164**	+ 5.8%
Median Sales Price*	$807,500	**$724,900**	- 10.2%	$780,000	**$784,750**	+ 0.6%
Inventory of Homes for Sale	35	**44**	+ 25.7%	--	--	--
Months Supply of Inventory	2.2	**2.6**	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	42	**36**	- 14.3%	25	**32**	+ 28.0%
Percent of Original List Price Received*	97.7%	**98.0%**	+ 0.3%	102.4%	**101.0%**	- 1.4%
New Listings	18	**23**	+ 27.8%	203	**232**	+ 14.3%

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

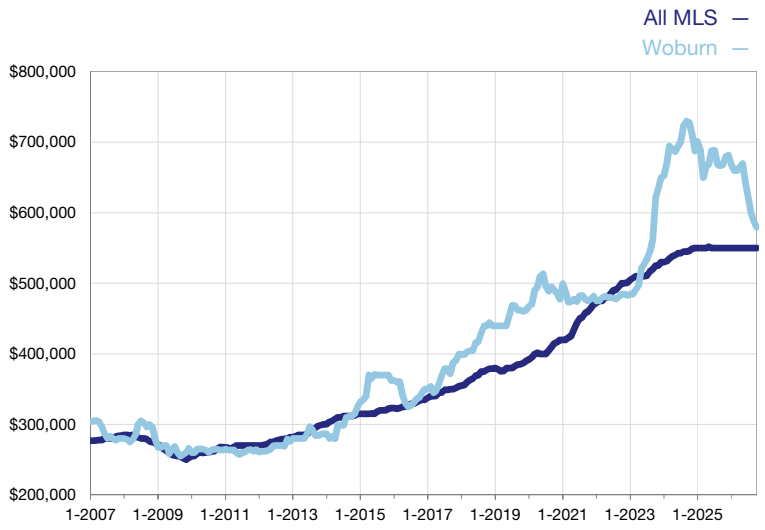
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**8**	+ 14.3%	104	**86**	- 17.3%
Closed Sales	8	**6**	- 25.0%	106	**90**	- 15.1%
Median Sales Price*	$591,450	**$538,000**	- 9.0%	$684,714	**$573,500**	- 16.2%
Inventory of Homes for Sale	26	**23**	- 11.5%	--	--	--
Months Supply of Inventory	2.7	**2.5**	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	33	**31**	- 6.1%	28	**37**	+ 32.1%
Percent of Original List Price Received*	98.0%	**99.1%**	+ 1.1%	101.0%	**99.1%**	- 1.9%
New Listings	14	**15**	+ 7.1%	156	**117**	- 25.0%

* 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



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