

Woburn 01801

ZIP code · MA · Massachusetts > Middlesex County > Woburn

BALANCED MARKET

\$794K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

374

SALES (12 MO)

\$722K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



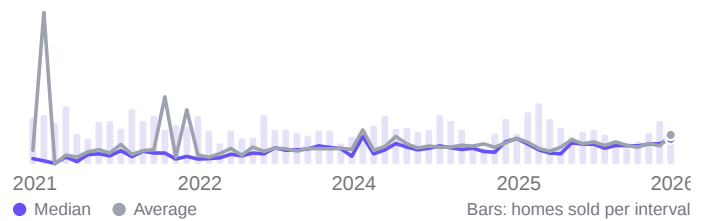
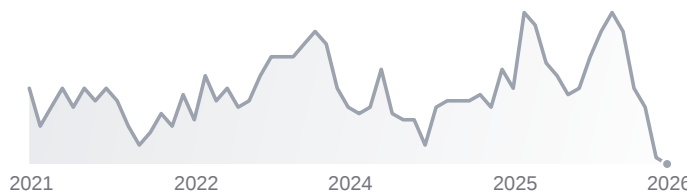
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$837K · Average \$885K

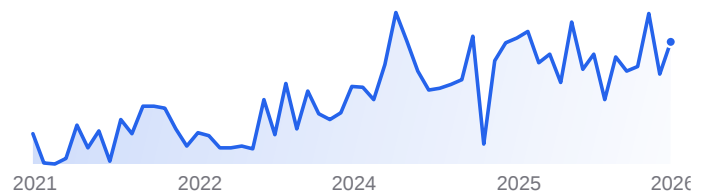
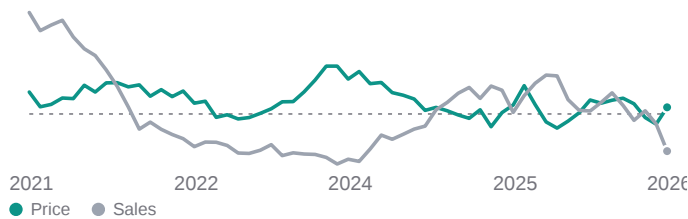


Growth (year over year)

Price +3.1% · Sales -17.4%

Price per square foot

\$513/ft²

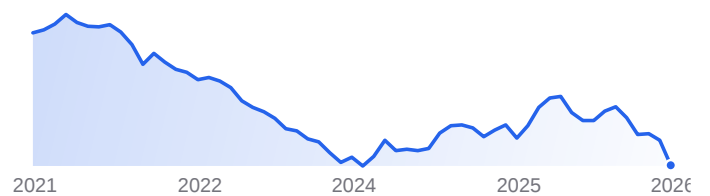


Sale premium vs estimated value

+2.8%

Annual turnover (share of homes sold)

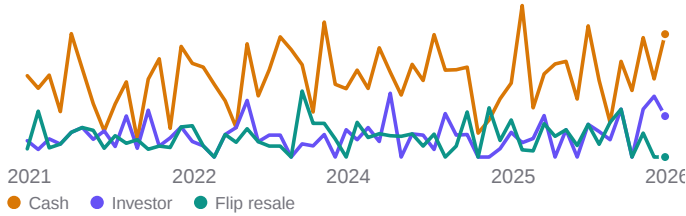
3.1%



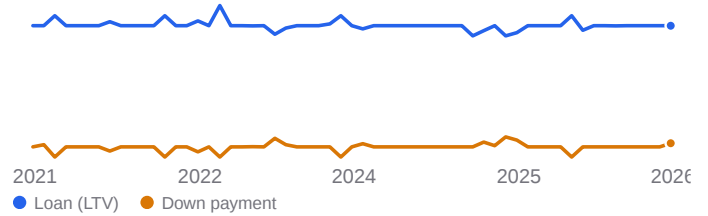
BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 11% · Flip resale 0%

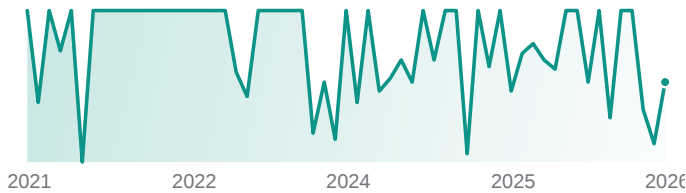


Financing (share of purchase price) Loan (LTV) 80% · Down payment 22%



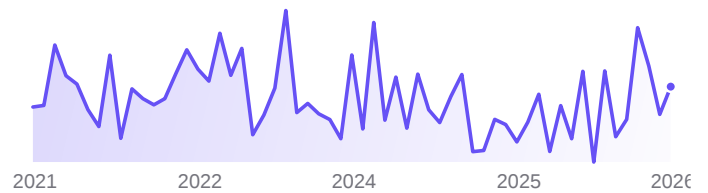
Sellers who sold at a gain

94%



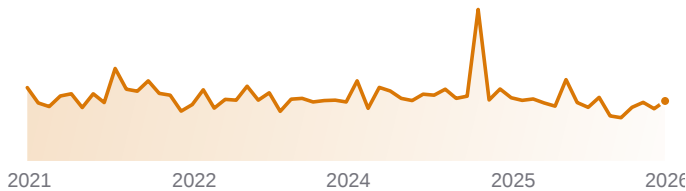
Typical hold before selling

11.1 yrs



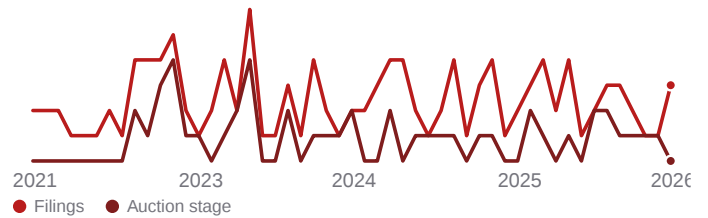
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	11,913
Median value (AVM)	\$722K
Median size	1,547 ft²
Median bedrooms	3
Median year built	1960
Single family	68%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	16%
Median loan-to-value	43%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	41,334
Density	3,253 / mi ²
Median household income	\$116K
Average household income	\$136K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	82
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	6.3%
Unemployment	1.2%
Average temp	49°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.