

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

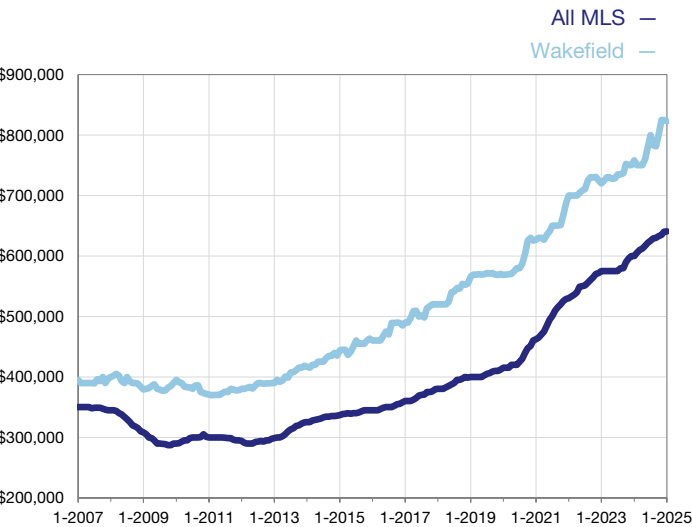
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	7	- 22.2%	9	7	- 22.2%
Closed Sales	6	17	+ 183.3%	6	17	+ 183.3%
Median Sales Price*	\$690,000	\$779,000	+ 12.9%	\$690,000	\$779,000	+ 12.9%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	12	33	+ 175.0%	12	33	+ 175.0%
Percent of Original List Price Received*	105.6%	100.7%	- 4.6%	105.6%	100.7%	- 4.6%
New Listings	9	6	- 33.3%	9	6	- 33.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	10	+ 400.0%	2	10	+ 400.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$710,000	\$772,000	+ 8.7%	\$710,000	\$772,000	+ 8.7%
Inventory of Homes for Sale	3	14	+ 366.7%	--	--	--
Months Supply of Inventory	0.4	1.9	+ 375.0%	--	--	--
Cumulative Days on Market Until Sale	65	31	- 52.3%	65	31	- 52.3%
Percent of Original List Price Received*	91.6%	95.0%	+ 3.7%	91.6%	95.0%	+ 3.7%
New Listings	3	15	+ 400.0%	3	15	+ 400.0%

* 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

