

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

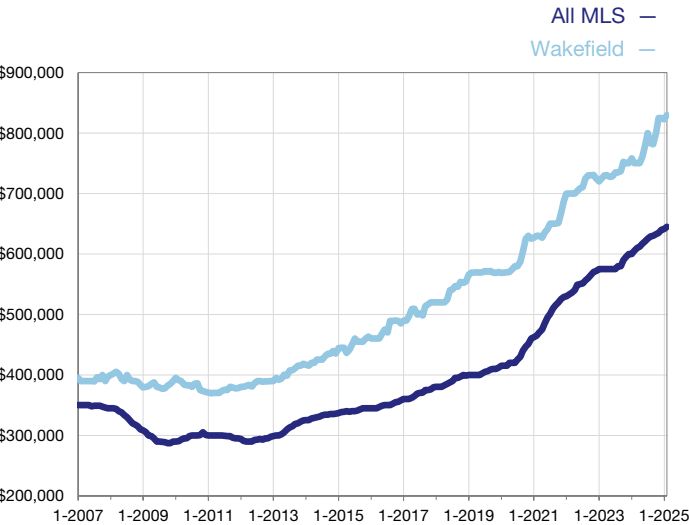
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	15	14	- 6.7%
Closed Sales	12	4	- 66.7%	18	21	+ 16.7%
Median Sales Price*	\$699,350	\$855,500	+ 22.3%	\$690,000	\$780,000	+ 13.0%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	49	16	- 67.3%	36	30	- 16.7%
Percent of Original List Price Received*	99.5%	105.1%	+ 5.6%	101.6%	101.5%	- 0.1%
New Listings	4	7	+ 75.0%	13	13	0.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	9	20	+ 122.2%
Closed Sales	3	6	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$330,000	\$770,000	+ 133.3%	\$417,500	\$770,000	+ 84.4%
Inventory of Homes for Sale	2	12	+ 500.0%	--	--	--
Months Supply of Inventory	0.3	1.7	+ 466.7%	--	--	--
Cumulative Days on Market Until Sale	30	22	- 26.7%	39	24	- 38.5%
Percent of Original List Price Received*	103.3%	102.4%	- 0.9%	100.4%	100.5%	+ 0.1%
New Listings	6	10	+ 66.7%	9	25	+ 177.8%

* 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

