

Wakefield

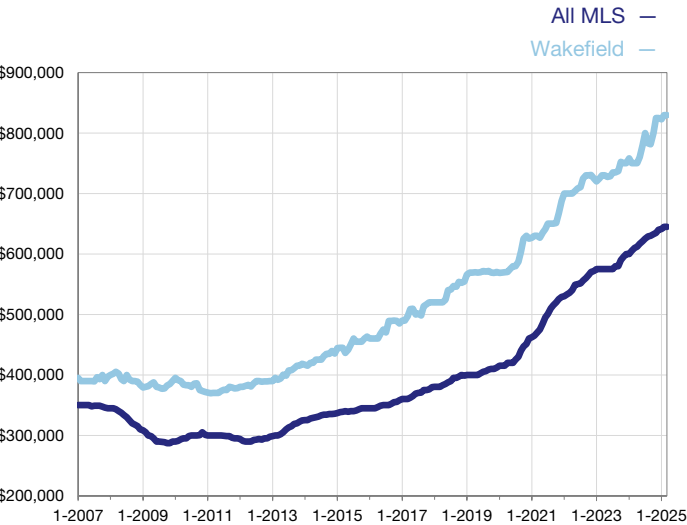
| Single-Family Properties | March | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 13 | 15 | + 15.4% | 28 | 29 | + 3.6% |
| Closed Sales | 3 | 7 | + 133.3% | 21 | 28 | + 33.3% |
| Median Sales Price* | \$900,000 | \$830,000 | - 7.8% | \$700,000 | \$782,500 | + 11.8% |
| Inventory of Homes for Sale | 10 | 7 | - 30.0% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.5 | - 28.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 48 | 23 | - 52.1% | 38 | 28 | - 26.3% |
| Percent of Original List Price Received* | 101.1% | 102.9% | + 1.8% | 101.5% | 101.8% | + 0.3% |
| New Listings | 17 | 18 | + 5.9% | 30 | 31 | + 3.3% |

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

| Condominium Properties | March | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 3 | 14 | + 366.7% | 12 | 31 | + 158.3% |
| Closed Sales | 6 | 8 | + 33.3% | 10 | 16 | + 60.0% |
| Median Sales Price* | \$620,000 | \$564,450 | - 9.0% | \$553,000 | \$673,500 | + 21.8% |
| Inventory of Homes for Sale | 1 | 9 | + 800.0% | -- | -- | -- |
| Months Supply of Inventory | 0.2 | 1.1 | + 450.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 27 | - 3.6% | 33 | 26 | - 21.2% |
| Percent of Original List Price Received* | 104.1% | 98.3% | - 5.6% | 102.6% | 99.4% | - 3.1% |
| New Listings | 3 | 11 | + 266.7% | 12 | 36 | + 200.0% |

* 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

