

Wakefield

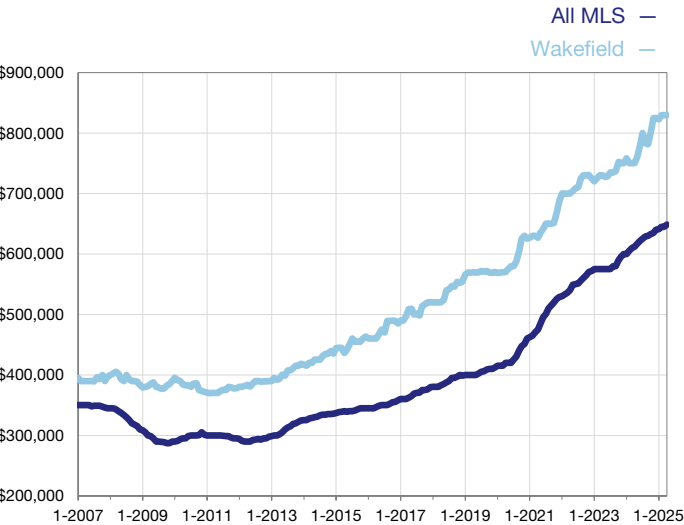
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	14	+ 27.3%	39	43	+ 10.3%
Closed Sales	12	14	+ 16.7%	33	42	+ 27.3%
Median Sales Price*	\$836,000	\$900,360	+ 7.7%	\$725,000	\$830,000	+ 14.5%
Inventory of Homes for Sale	8	19	+ 137.5%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	10	11	+ 10.0%	28	22	- 21.4%
Percent of Original List Price Received*	107.1%	108.5%	+ 1.3%	103.6%	104.1%	+ 0.5%
New Listings	10	26	+ 160.0%	40	57	+ 42.5%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	17	37	+ 117.6%
Closed Sales	3	7	+ 133.3%	13	24	+ 84.6%
Median Sales Price*	\$559,000	\$572,000	+ 2.3%	\$559,000	\$631,000	+ 12.9%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	16	24	+ 50.0%	29	25	- 13.8%
Percent of Original List Price Received*	102.7%	100.9%	- 1.8%	102.7%	99.9%	- 2.7%
New Listings	14	7	- 50.0%	26	41	+ 57.7%

* 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

