

Wakefield

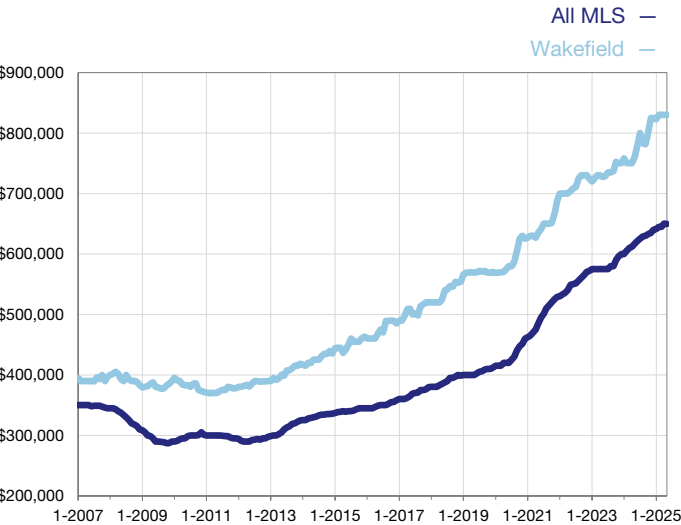
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	26	23	- 11.5%	65	63	- 3.1%
Closed Sales	15	17	+ 13.3%	48	59	+ 22.9%
Median Sales Price*	\$851,000	\$850,000	- 0.1%	\$790,000	\$850,000	+ 7.6%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	17	24	+ 41.2%	25	23	- 8.0%
Percent of Original List Price Received*	106.7%	102.1%	- 4.3%	104.5%	103.5%	- 1.0%
New Listings	31	19	- 38.7%	71	76	+ 7.0%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	14	+ 7.7%	30	50	+ 66.7%
Closed Sales	3	6	+ 100.0%	16	30	+ 87.5%
Median Sales Price*	\$615,000	\$680,000	+ 10.6%	\$559,500	\$651,000	+ 16.4%
Inventory of Homes for Sale	6	16	+ 166.7%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	21	+ 23.5%	27	24	- 11.1%
Percent of Original List Price Received*	101.4%	102.8%	+ 1.4%	102.4%	100.5%	- 1.9%
New Listings	10	18	+ 80.0%	36	60	+ 66.7%

* 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

