

# Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	20	<b>26</b>	+ 30.0%	85	<b>86</b>	+ 1.2%
Closed Sales	25	<b>21</b>	- 16.0%	73	<b>79</b>	+ 8.2%
Median Sales Price*	\$846,000	<b>\$892,500</b>	+ 5.5%	\$831,000	<b>\$850,000</b>	+ 2.3%
Inventory of Homes for Sale	13	<b>14</b>	+ 7.7%	--	--	--
Months Supply of Inventory	0.9	<b>1.0</b>	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	13	<b>20</b>	+ 53.8%	21	<b>22</b>	+ 4.8%
Percent of Original List Price Received*	112.7%	<b>105.0%</b>	- 6.8%	107.3%	<b>103.9%</b>	- 3.2%
New Listings	21	<b>23</b>	+ 9.5%	92	<b>99</b>	+ 7.6%

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

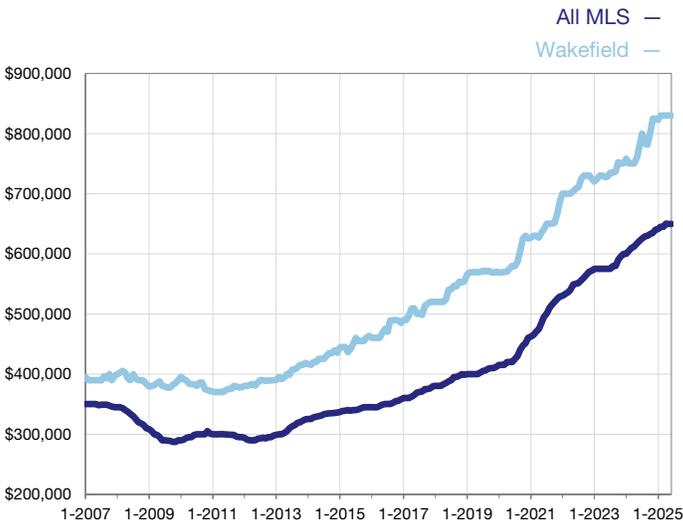
### Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	<b>11</b>	+ 83.3%	36	<b>58</b>	+ 61.1%
Closed Sales	5	<b>21</b>	+ 320.0%	21	<b>51</b>	+ 142.9%
Median Sales Price*	\$440,000	<b>\$769,900</b>	+ 75.0%	\$546,000	<b>\$660,000</b>	+ 20.9%
Inventory of Homes for Sale	11	<b>18</b>	+ 63.6%	--	--	--
Months Supply of Inventory	1.9	<b>2.2</b>	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	11	<b>19</b>	+ 72.7%	23	<b>22</b>	- 4.3%
Percent of Original List Price Received*	104.8%	<b>101.6%</b>	- 3.1%	103.0%	<b>100.9%</b>	- 2.0%
New Listings	11	<b>16</b>	+ 45.5%	47	<b>76</b>	+ 61.7%

\* 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

