

Wakefield

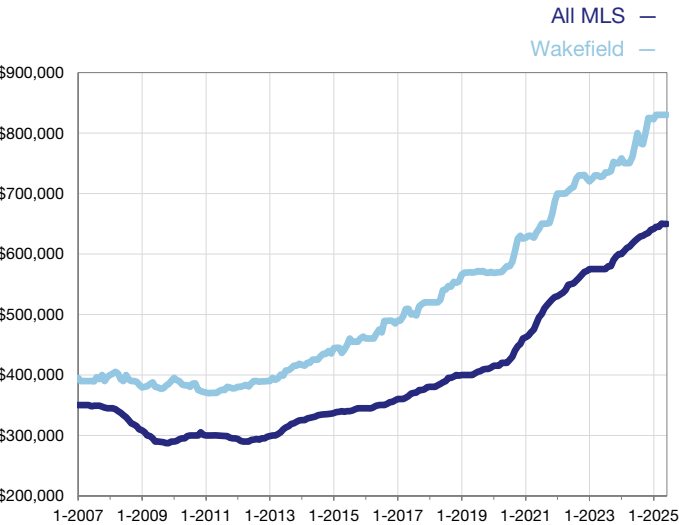
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	20	26	+ 30.0%	85	86	+ 1.2%
Closed Sales	25	21	- 16.0%	73	79	+ 8.2%
Median Sales Price*	\$846,000	\$892,500	+ 5.5%	\$831,000	\$850,000	+ 2.3%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--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

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

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

