

Wakefield

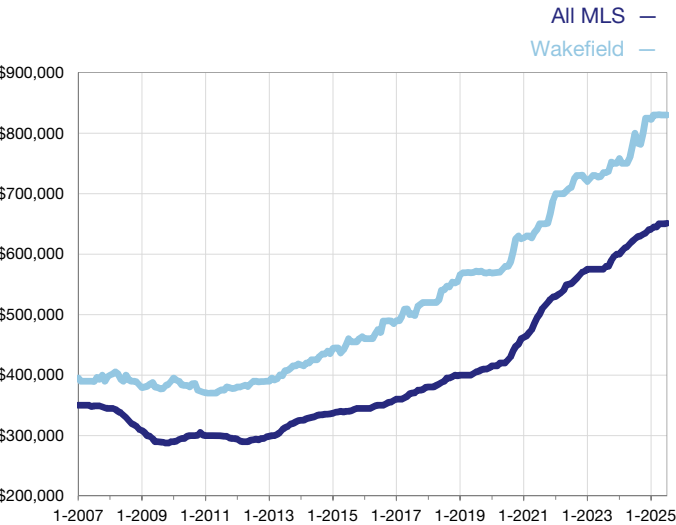
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	18	+ 80.0%	95	102	+ 7.4%
Closed Sales	18	21	+ 16.7%	91	100	+ 9.9%
Median Sales Price*	\$850,000	\$840,000	- 1.2%	\$835,000	\$850,000	+ 1.8%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	15	16	+ 6.7%	20	21	+ 5.0%
Percent of Original List Price Received*	107.3%	107.4%	+ 0.1%	107.3%	104.7%	- 2.4%
New Listings	15	18	+ 20.0%	107	117	+ 9.3%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	44	67	+ 52.3%
Closed Sales	10	13	+ 30.0%	31	64	+ 106.5%
Median Sales Price*	\$596,250	\$565,000	- 5.2%	\$559,000	\$634,950	+ 13.6%
Inventory of Homes for Sale	6	23	+ 283.3%	--	--	--
Months Supply of Inventory	1.0	2.8	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	15	25	+ 66.7%	20	22	+ 10.0%
Percent of Original List Price Received*	104.5%	100.3%	- 4.0%	103.5%	100.8%	- 2.6%
New Listings	11	14	+ 27.3%	58	87	+ 50.0%

* 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

