

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	19	+ 72.7%	172	185	+ 7.6%
Closed Sales	20	22	+ 10.0%	167	183	+ 9.6%
Median Sales Price*	\$787,500	\$822,500	+ 4.4%	\$825,000	\$840,000	+ 1.8%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	35	0.0%	23	23	0.0%
Percent of Original List Price Received*	99.7%	99.1%	- 0.6%	104.5%	103.5%	- 1.0%
New Listings	10	5	- 50.0%	180	206	+ 14.4%

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

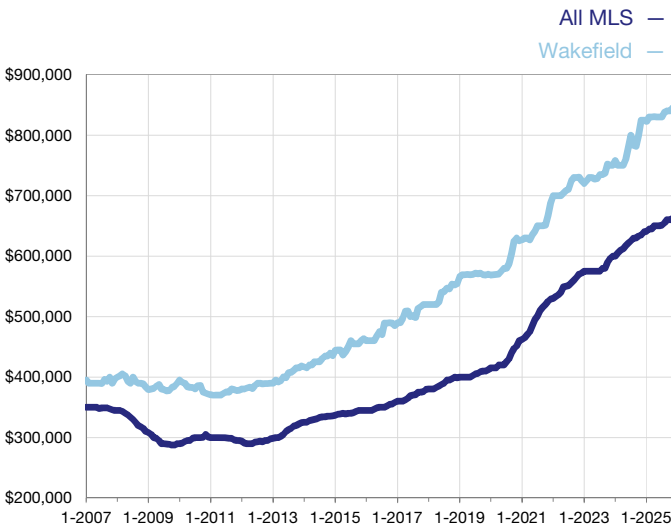
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	11	+ 450.0%	76	119	+ 56.6%
Closed Sales	7	18	+ 157.1%	65	126	+ 93.8%
Median Sales Price*	\$575,000	\$614,500	+ 6.9%	\$567,500	\$640,950	+ 12.9%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	31	42	+ 35.5%	26	33	+ 26.9%
Percent of Original List Price Received*	100.1%	97.1%	- 3.0%	101.4%	100.0%	- 1.4%
New Listings	6	3	- 50.0%	104	133	+ 27.9%

* 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

