

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	10	+ 11.1%	14	13	- 7.1%
Closed Sales	4	6	+ 50.0%	21	18	- 14.3%
Median Sales Price*	\$855,500	\$817,500	- 4.4%	\$780,000	\$870,000	+ 11.5%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.4	0.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	43	+ 168.8%	30	46	+ 53.3%
Percent of Original List Price Received*	105.1%	101.3%	- 3.6%	101.5%	99.2%	- 2.3%
New Listings	7	3	- 57.1%	13	9	- 30.8%

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

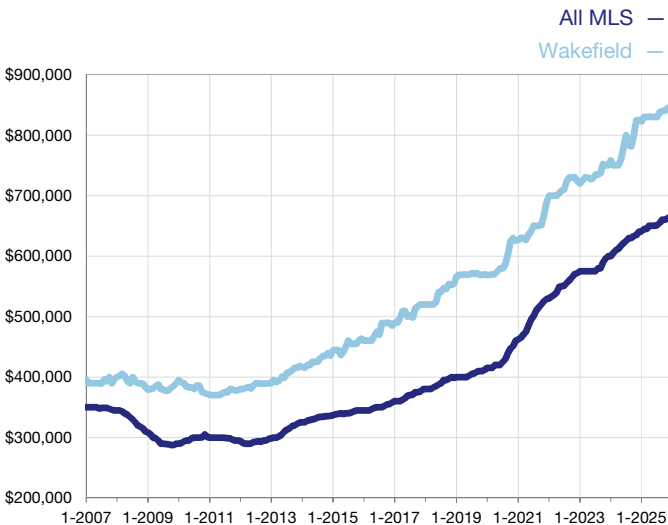
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	2	- 75.0%	17	5	- 70.6%
Closed Sales	6	1	- 83.3%	8	6	- 25.0%
Median Sales Price*	\$770,000	\$375,000	- 51.3%	\$770,000	\$664,250	- 13.7%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	24	91	+ 279.2%
Percent of Original List Price Received*	102.4%	100.0%	- 2.3%	100.5%	94.9%	- 5.6%
New Listings	9	5	- 44.4%	24	11	- 54.2%

* 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

