

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	14	- 6.7%	29	25	- 13.8%
Closed Sales	7	8	+ 14.3%	28	26	- 7.1%
Median Sales Price*	\$830,000	\$857,500	+ 3.3%	\$782,500	\$870,000	+ 11.2%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	23	71	+ 208.7%	28	54	+ 92.9%
Percent of Original List Price Received*	102.9%	94.2%	- 8.5%	101.8%	97.6%	- 4.1%
New Listings	18	14	- 22.2%	31	23	- 25.8%

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

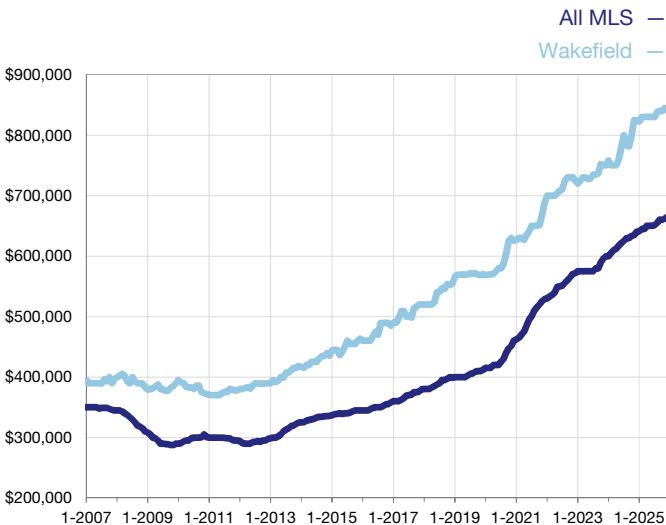
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	12	+ 9.1%	28	17	- 39.3%
Closed Sales	9	4	- 55.6%	17	10	- 41.2%
Median Sales Price*	\$609,900	\$662,500	+ 8.6%	\$705,000	\$662,500	- 6.0%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	26	36	+ 38.5%	25	69	+ 176.0%
Percent of Original List Price Received*	98.5%	100.0%	+ 1.5%	99.5%	97.0%	- 2.5%
New Listings	10	11	+ 10.0%	34	22	- 35.3%

* 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

