

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	9	- 10.0%	39	31	- 20.5%
Closed Sales	13	13	0.0%	41	39	- 4.9%
Median Sales Price*	\$900,719	\$908,000	+ 0.8%	\$830,000	\$870,000	+ 4.8%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	11	15	+ 36.4%	23	41	+ 78.3%
Percent of Original List Price Received*	109.1%	107.6%	- 1.4%	104.1%	101.0%	- 3.0%
New Listings	25	14	- 44.0%	56	37	- 33.9%

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

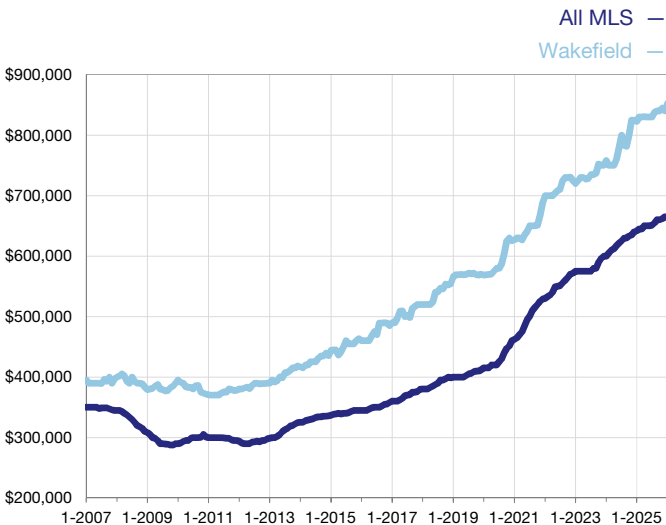
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	12	+ 50.0%	36	27	- 25.0%
Closed Sales	7	8	+ 14.3%	24	18	- 25.0%
Median Sales Price*	\$572,000	\$612,500	+ 7.1%	\$631,000	\$652,500	+ 3.4%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	24	47	+ 95.8%	25	59	+ 136.0%
Percent of Original List Price Received*	100.9%	97.8%	- 3.1%	99.9%	97.4%	- 2.5%
New Listings	7	13	+ 85.7%	41	35	- 14.6%

* 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

