

Wakefield

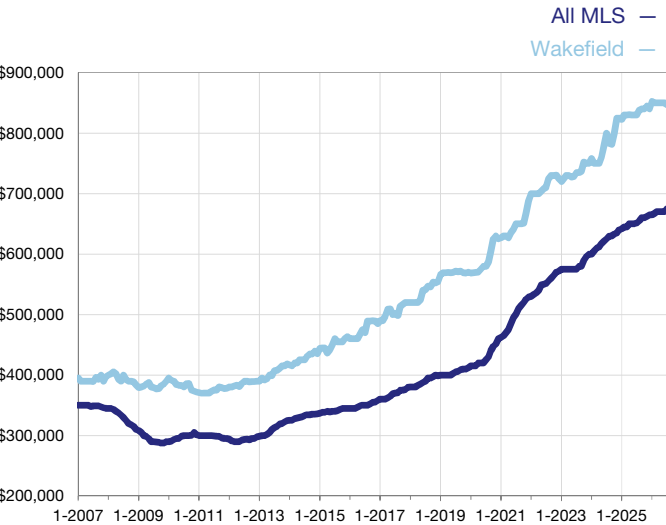
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	20	+ 33.3%	99	88	- 11.1%
Closed Sales	21	15	- 28.6%	100	81	- 19.0%
Median Sales Price*	\$840,000	\$785,000	- 6.5%	\$850,000	\$865,000	+ 1.8%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	16	18	+ 12.5%	21	31	+ 47.6%
Percent of Original List Price Received*	107.4%	104.1%	- 3.1%	104.7%	103.0%	- 1.6%
New Listings	15	20	+ 33.3%	114	98	- 14.0%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	9	0.0%	66	49	- 25.8%
Closed Sales	13	7	- 46.2%	64	44	- 31.3%
Median Sales Price*	\$565,000	\$573,000	+ 1.4%	\$634,950	\$663,000	+ 4.4%
Inventory of Homes for Sale	27	20	- 25.9%	--	--	--
Months Supply of Inventory	3.3	2.4	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	25	40	+ 60.0%	22	55	+ 150.0%
Percent of Original List Price Received*	100.3%	99.2%	- 1.1%	100.8%	99.4%	- 1.4%
New Listings	15	8	- 46.7%	89	69	- 22.5%

* 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

