

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

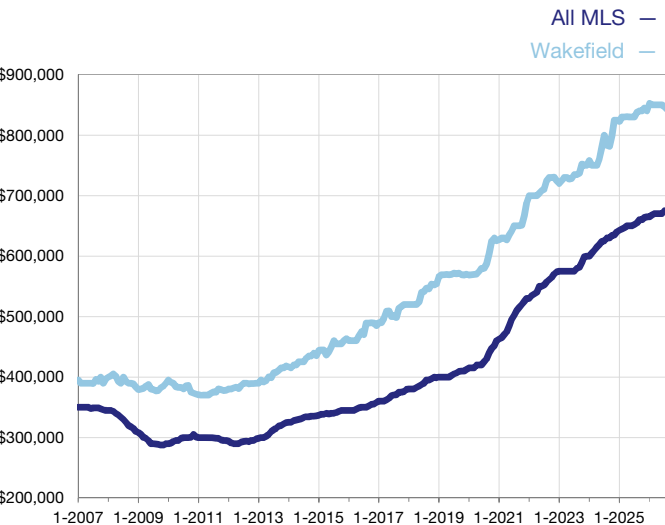
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	109	99	- 9.2%
Closed Sales	10	18	+ 80.0%	110	99	- 10.0%
Median Sales Price*	\$883,000	\$865,000	- 2.0%	\$857,500	\$865,000	+ 0.9%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	15	30	+ 100.0%	20	31	+ 55.0%
Percent of Original List Price Received*	106.2%	103.5%	- 2.5%	104.8%	103.1%	- 1.6%
New Listings	11	11	0.0%	125	110	- 12.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	7	- 22.2%	75	57	- 24.0%
Closed Sales	15	8	- 46.7%	79	52	- 34.2%
Median Sales Price*	\$710,000	\$625,575	- 11.9%	\$642,000	\$649,500	+ 1.2%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	42	40	- 4.8%	26	53	+ 103.8%
Percent of Original List Price Received*	101.1%	100.2%	- 0.9%	100.9%	99.6%	- 1.3%
New Listings	10	9	- 10.0%	99	77	- 22.2%

* 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

