

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

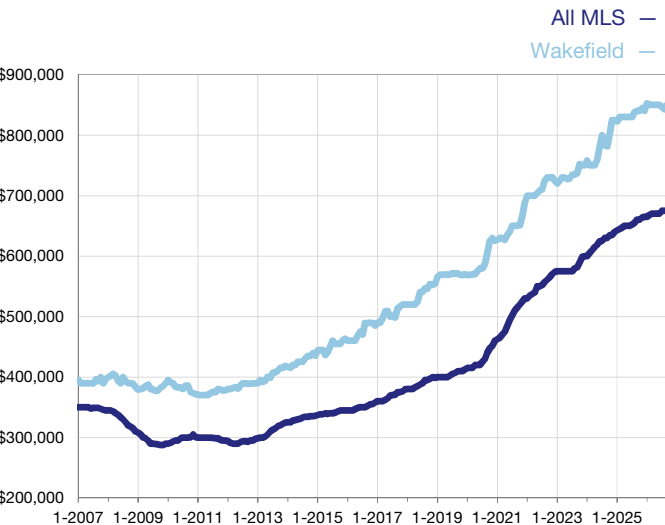
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	17	0.0%	126	112	- 11.1%
Closed Sales	14	13	- 7.1%	124	112	- 9.7%
Median Sales Price*	\$798,000	\$855,000	+ 7.1%	\$850,000	\$865,000	+ 1.8%
Inventory of Homes for Sale	29	21	- 27.6%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	17	23	+ 35.3%	20	30	+ 50.0%
Percent of Original List Price Received*	104.8%	102.4%	- 2.3%	104.8%	103.0%	- 1.7%
New Listings	34	22	- 35.3%	159	130	- 18.2%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	10	- 23.1%	88	68	- 22.7%
Closed Sales	12	9	- 25.0%	91	61	- 33.0%
Median Sales Price*	\$646,000	\$773,000	+ 19.7%	\$642,000	\$651,000	+ 1.4%
Inventory of Homes for Sale	24	25	+ 4.2%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--
Cumulative Days on Market Until Sale	34	59	+ 73.5%	27	54	+ 100.0%
Percent of Original List Price Received*	99.8%	97.6%	- 2.2%	100.7%	99.3%	- 1.4%
New Listings	14	19	+ 35.7%	113	96	- 15.0%

* 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

