Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Wakefield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	26	**18**	- 30.8%	152	**129**	- 15.1%
Closed Sales	20	**13**	- 35.0%	144	**125**	- 13.2%
Median Sales Price*	$810,000	**$740,000**	- 8.6%	$850,000	**$850,000**	0.0%
Inventory of Homes for Sale	25	**20**	- 20.0%	--	--	--
Months Supply of Inventory	1.6	**1.5**	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	28	**36**	+ 28.6%	21	**30**	+ 42.9%
Percent of Original List Price Received*	101.6%	**98.5%**	- 3.1%	104.4%	**102.6%**	- 1.7%
New Listings	24	**21**	- 12.5%	183	**152**	- 16.9%

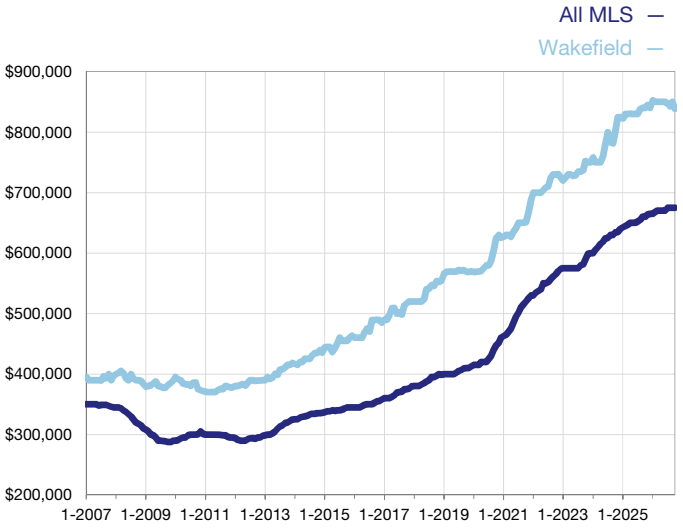
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

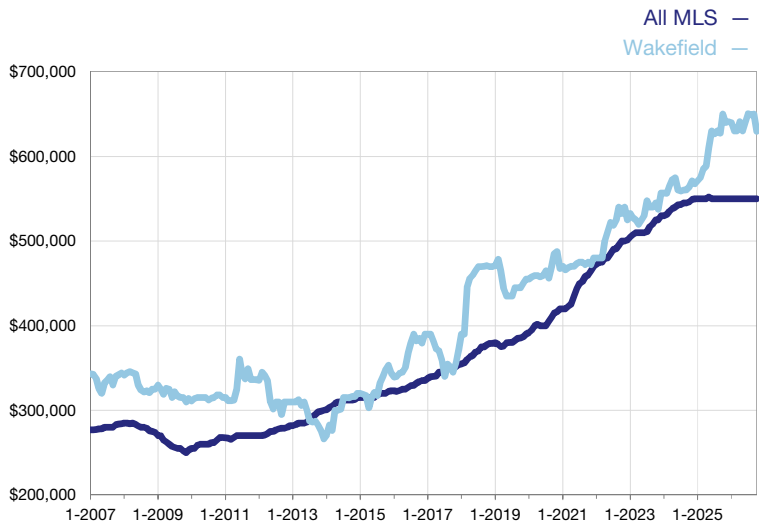
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**9**	0.0%	97	**75**	- 22.7%
Closed Sales	11	**7**	- 36.4%	102	**68**	- 33.3%
Median Sales Price*	$775,000	**$545,000**	- 29.7%	$655,000	**$639,500**	- 2.4%
Inventory of Homes for Sale	26	**23**	- 11.5%	--	--	--
Months Supply of Inventory	2.9	**2.9**	0.0%	--	--	--
Cumulative Days on Market Until Sale	60	**36**	- 40.0%	31	**52**	+ 67.7%
Percent of Original List Price Received*	98.8%	**98.0%**	- 0.8%	100.5%	**99.1%**	- 1.4%
New Listings	12	**10**	- 16.7%	125	**107**	- 14.4%

* 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



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