

Wakefield 01880

ZIP code · MA · Massachusetts › Middlesex County › Wakefield

BALANCED MARKET

\$745K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

281

SALES (12 MO)

\$804K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



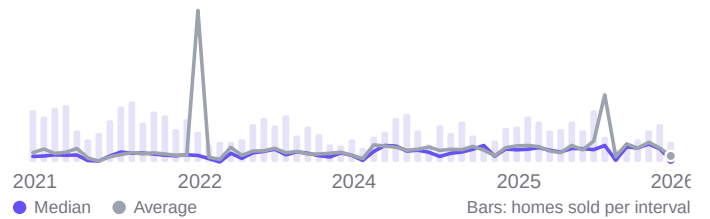
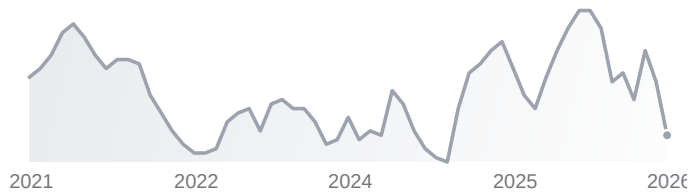
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$570K · Average \$649K

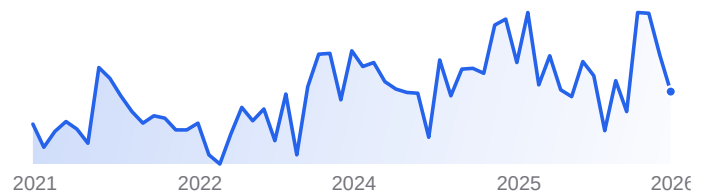
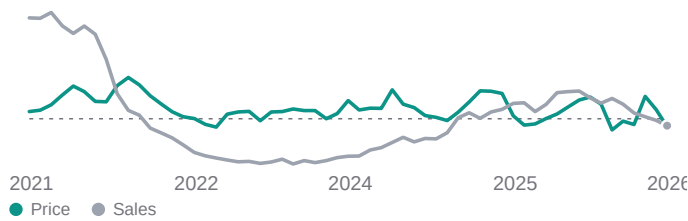


Growth (year over year)

Price -5.1% · Sales -4.4%

Price per square foot

\$420/ft²

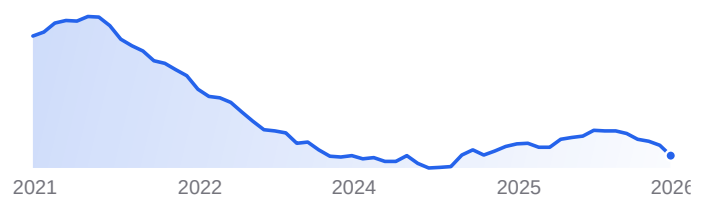
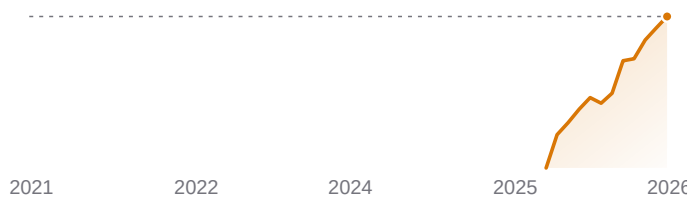


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

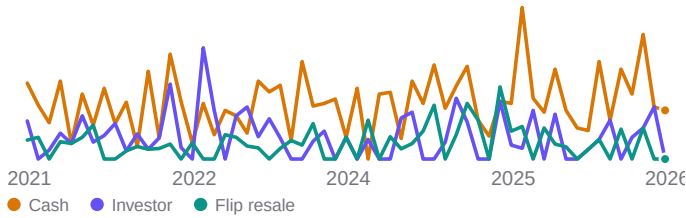
3.2%



BUYERS & OUTCOMES

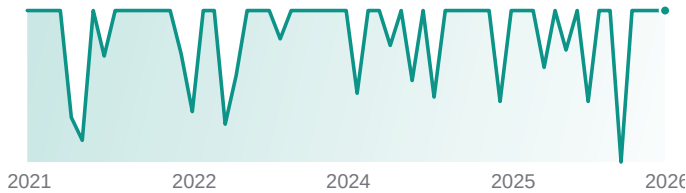
Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



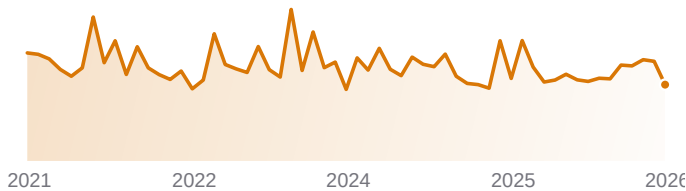
Sellers who sold at a gain

100%

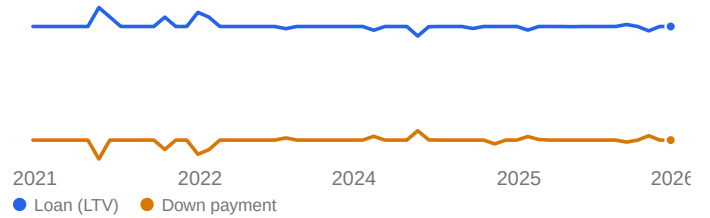


Median annualized return at resale

+4.2%

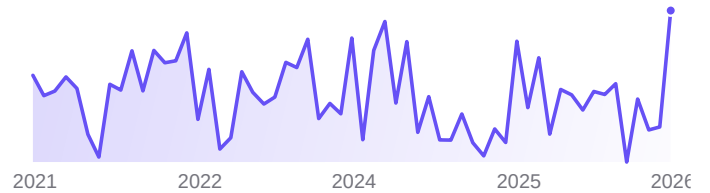


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



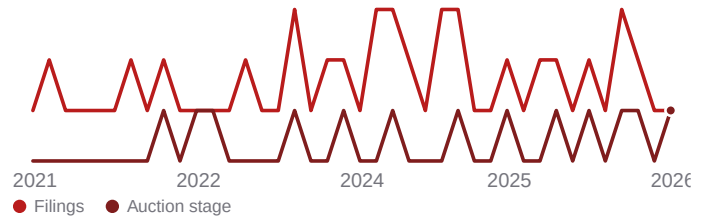
Typical hold before selling

19.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,754
Median value (AVM)	\$804K
Median size	1,881 ft²
Median bedrooms	3
Median year built	1951
Single family	71%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.8%
Owner occupied	89%
Company owned	19%
Median loan-to-value	43%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	27,541
Density	3,469 / mi²
Median household income	\$129K
Average household income	\$157K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	84
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	4.3%
Unemployment	1.1%
Average temp	49°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.