FALL 2026 / LOCAL LIVING. BEAUTIFUL HOMES.

The Oberdorfer Team

POWERED BY

REAL ESTATE WEALTH ACQUISITION AND PRESERVATION BROKERAGE

WAKEFIELD

AT HOME



THE AUTUMN ISSUE

Fall in love with your home.

BRANDON & KAITLYN OBERDORFER

Wakefield living / Real estate insight / Fall adventures / Recipes

THE FALL FIELD GUIDE

Local living. Beautiful homes.

Real estate insight.
Autumn adventures.
Recipes to share.

THE PEOPLE BEHIND THE PROMISE

A husband-and-wife team. A shared commitment.

Powered by Real Estate Wealth Acquisition and Preservation Brokerage



TOP PRODUCER

Thoughtful service. Creative marketing. A personal connection to every move.

Brandon & Kaitlyn Oberdorfer

HUSBAND. WIFE. YOUR TEAM.

Home holds the everyday moments that become a life: dinners around the table, celebrations with friends, and a familiar place to land at the end of the day.

We are Brandon and Kaitlyn Oberdorfer: The Oberdorfer Team, a husband-and-wife real estate partnership. Our work reflects the values we bring to our own family: care, honesty, hard work, and showing up for the people who count on us.

Whether you are buying your first home, making room for your next chapter, or preparing to sell, we want you to feel heard, informed, and supported from the first conversation through closing.

Luxury at every price point.

PERSONAL

Two partners invested in your goals.

PURPOSEFUL

A plan shaped around your home and life.

PREPARED

Clear guidance and attention to the details.

Close to Boston. Closer to what matters.

A lakeside walk, a downtown errand, a train into the city. Wakefield brings those everyday moments together.



An evening on Lake Quannapowitt.

FIND YOUR RHYTHM

Lakeside moments

Lake Quannapowitt is one of Wakefield's signature gathering places. Its shoreline offers a setting for walking, running, and community events. Make a little time to enjoy the view.

A town center

The Common, Main Street, and Albion Street help anchor downtown life. Walk the area, browse the local businesses, and see how the streets and public spaces fit into your day.

Room to explore

Wakefield and Greenwood offer commuter rail access. Compare the trip from each home, then explore nearby Reading, Stoneham, and Melrose with your daily routine in mind.

1812
Established as South Reading.

1868
Renamed in honor of industrialist Cyrus Wakefield.

History is part of the appeal. Look up the story of a street, a landmark, or a home before your next walk.

Sources: Town of Wakefield, About Wakefield; Wakefield Historical Society, Anniversary Thinking.
Photo: Lake Quannapowitt Panorama, RedSoxFan274 / Wikimedia Commons; CC BY-SA 4.0, cropped. License: creativecommons.org/licenses/by-sa/4.0

Know the market. Love the home.

A useful snapshot helps you ask better questions. A thoughtful comparison helps you make better decisions.

DATA THROUGH AUGUST 2026 / ALL HOME TYPES

$786,979 MEDIAN SALE PRICE 3 months ending August 2026	**21** MEDIAN DAYS ON MARKET August 2026
$483 MEDIAN SOLD PRICE / SQ. FT. Redfin rolling 3-month snapshot	**103.3%** SALE-TO-LIST PRICE August 2026

What these numbers can tell you

The townwide median is a starting point. Your best comparisons are recent closed sales that resemble your property in location, size, condition, and style. A condo, an older single-family home, and a newly built residence can tell very different stories.

Sold vs. asking

A listing price is a seller's starting point. A closed sale shows what a buyer actually paid.

Beyond square feet

Lot size, renovation quality, layout, parking, and condominium fees all belong in the comparison.

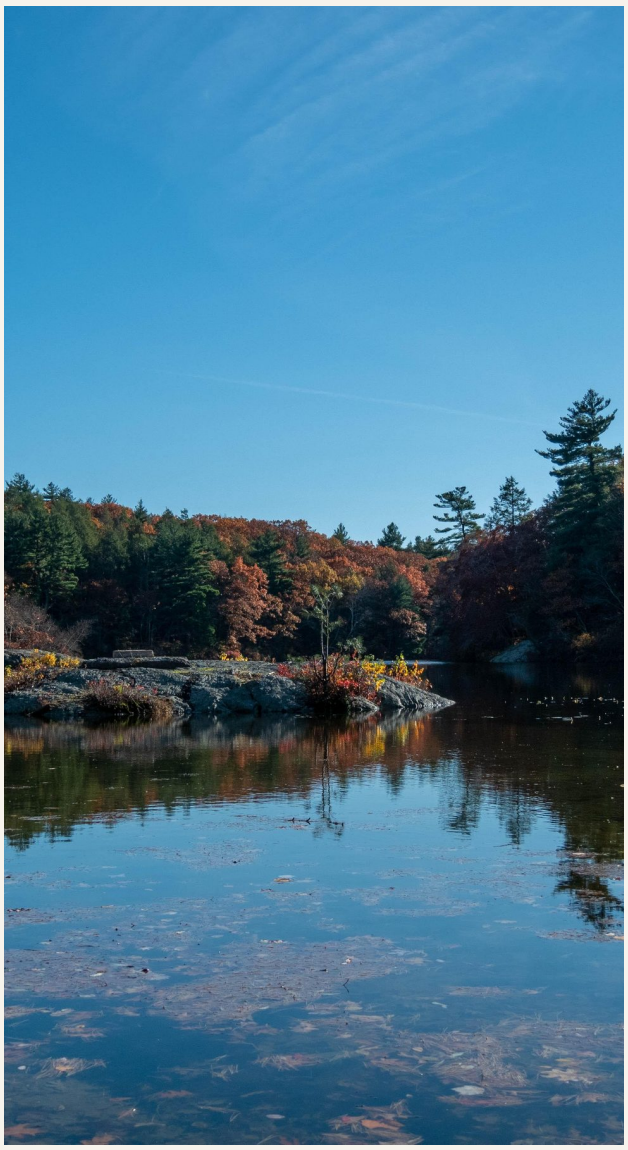
Your next step

Ask for a property-specific market review before deciding what to offer or where to price.

Source: Redfin, Wakefield Housing Market, accessed October 10, 2026. Geography: Wakefield town; all home types. Price and price-per-square-foot use the site's rolling snapshot; days on market and sale-to-list are displayed for August 2026. Figures may be revised; this is not a valuation of an individual home.

The best plans are close to home.

Six ways to enjoy Wakefield and the surrounding area this season.



Autumn at Breakheart Reservation.

01 Walk the lake

Choose a stretch of the Lake Quannapowitt shoreline, bring a warm drink, and leave time to pause at the Common.

wakefieldma.gov

02 Shop the harvest

Wakefield Farmers Market: Saturdays, 9 AM-1 PM, through October 31 at Hall Park, 468 North Avenue.

wakefieldfarmersmarket.org

03 Follow the foliage

Breakheart Reservation offers forest trails and lakes. The Wakefield entrance is at 100 Hemlock Road; choose a route that suits your group.

mass.gov / Breakheart Reservation

04 Make a library day

Browse Beebe Library's programs or reserve an eligible museum pass. A rainy day can become a very good plan.

wakefieldlibrary.org

05 Pick an autumn favorite

Nearby Brooksby Farm in Peabody offers seasonal apple picking, cider donuts, and a farm store. Check crop availability before heading over.

brooksbyfarm.org

06 Get lost in the fun

Connors Farm in Danvers offers a fall corn maze and daytime farm activities. Check admission, hours, and weather updates before your visit.

connorsfarm.com

Seasonal schedules, crops, and access can change. Check each destination before you go.

A little fresh air. A few good memories.

Photo: Joseph Reagle, 04-1358-breakheart reservation-lake.jpg / Wikimedia Commons; CC BY-SA 4.0, cropped. License: creativecommons.org/licenses/by-sa/4.0

Gather around.

Simple seasonal recipes for a cozy night at home.



Set a table. Make a memory.

A pot of soup, a bubbling apple crisp, and a few people you love. Some of the best moments at home are wonderfully simple. Pick up seasonal ingredients, put on your favorite music, and let dinner take its time.

Roasted squash & apple soup

SERVES 4 / ABOUT 60 MINUTES

Ingredients 2 lb peeled, cubed butternut squash; 1 large apple, cored and chopped; 1 yellow onion, cut into wedges; 2 tbsp olive oil; 3 cups vegetable stock; 1/2 tsp dried thyme; 3/4 tsp salt; 1/4 tsp black pepper; optional 1/4 cup cream.

1. Heat the oven to 400 F. Toss squash, apple, and onion with oil, salt, and pepper. Roast on a sheet pan for 30-35 minutes, until tender.
2. Transfer to a pot, add stock and thyme, and simmer 10 minutes. Blend until smooth with an immersion blender.
3. Stir in cream if using. Taste, adjust seasoning, and serve.

Maple apple crisp

SERVES 6 / ABOUT 70 MINUTES

Ingredients 6 medium apples, peeled and sliced; 2 tbsp maple syrup; 1 tbsp lemon juice; 1 tsp cinnamon. Topping: 3/4 cup rolled oats, 1/2 cup flour, 1/3 cup brown sugar, 6 tbsp softened unsalted butter, and 1/4 tsp salt.

1. Heat the oven to 375 F. Toss apples with syrup, lemon, and cinnamon in a greased 8-inch square baking dish.
2. Mix topping ingredients into crumbles; scatter evenly over the apples.
3. Bake 35-45 minutes, until golden and bubbling and the apples are tender. Rest 10 minutes. Serve warm, with vanilla ice cream if you like.

Original seasonal recipes. Food image: AI-generated editorial photograph.

Make your home feel exceptional.

Thoughtful presentation. Clear pricing. A plan that fits your life.



If you are selling

01 **Start with the right comparisons.**

Review recent closed sales with similar location, style, condition, and living area. Agree on a pricing strategy before choosing a launch date.

02 **Create a strong first impression.**

Clear the entry, simplify the rooms, and show the home in good light. Let professional photography and a thoughtful property story lead the presentation.

03 **Build a plan around your life.**

Discuss your timing, showing preferences, and next move. A clear preparation calendar makes the many decisions easier to manage.

If you are buying

01 **Get ready before you find the one.**

Connect with a lender for preapproval and review a comfortable monthly budget. We can help you get that conversation started.

02 **Know your everyday priorities.**

Decide what matters most: a layout that works, outdoor space, a commute, or access to the places you enjoy. Test the routine as well as the floor plan.

03 **Look beyond the listing price.**

Consider taxes, insurance, condominium fees, and maintenance. Talk through inspections and the documents you need to understand the property.

Ready for a personal plan?

Call Brandon and Kaitlyn: 406-250-7620

THE 30-MINUTE FALL EDIT

The welcome

Sweep the entry and style one simple seasonal planter.

The light

Open the shades and give the windows a quick clean.

The calm

Clear one surface and add a warm, soft layer.

Buyer resource: Consumer Financial Protection Bureau, Get a preapproval letter. consumerfinance.gov

The Oberdorfer Team

A PERSONAL STANDARD OF SERVICE

Luxury at every price point.

For the home you have. For the life you are building.

Buying, selling, or simply curious about Wakefield? We would love to be a resource.

Brandon & Kaitlyn Oberdorfer

406-250-7620

HUSBAND-AND-WIFE TEAM / TOP PRODUCER

REWAP BROKERAGE

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WAKEFIELD AT HOME / FALL 2026

Equal Housing Opportunity