

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	22	+ 22.2%	172	173	+ 0.6%
Closed Sales	26	23	- 11.5%	165	165	0.0%
Median Sales Price*	\$698,750	\$700,000	+ 0.2%	\$680,000	\$740,000	+ 8.8%
Inventory of Homes for Sale	29	25	- 13.8%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	33	23	- 30.3%	23	19	- 17.4%
Percent of Original List Price Received*	104.7%	101.0%	- 3.5%	105.7%	106.6%	+ 0.9%
New Listings	35	24	- 31.4%	196	215	+ 9.7%

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

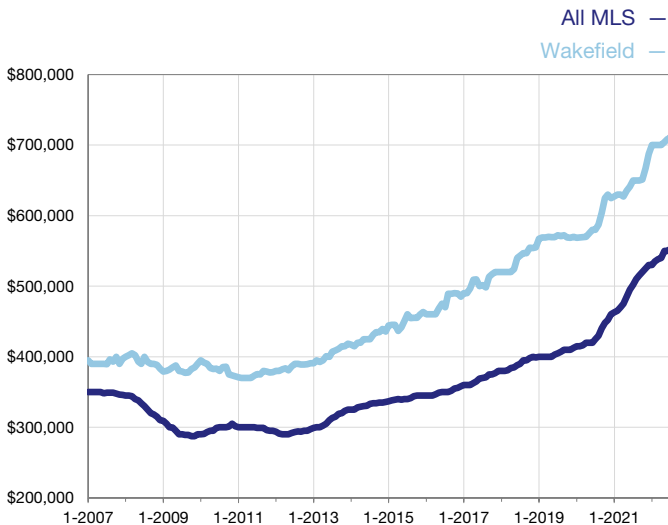
Condominium Properties

Key Metrics	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	8	- 20.0%	103	74	- 28.2%
Closed Sales	10	8	- 20.0%	126	78	- 38.1%
Median Sales Price*	\$404,750	\$586,000	+ 44.8%	\$473,500	\$536,500	+ 13.3%
Inventory of Homes for Sale	28	9	- 67.9%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	27	32	+ 18.5%
Percent of Original List Price Received*	103.1%	100.6%	- 2.4%	101.7%	103.1%	+ 1.4%
New Listings	26	11	- 57.7%	133	84	- 36.8%

* 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

