

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	8	- 27.3%	234	207	- 11.5%
Closed Sales	30	14	- 53.3%	233	214	- 8.2%
Median Sales Price*	\$687,500	\$659,575	- 4.1%	\$687,500	\$725,000	+ 5.5%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	38	+ 5.6%	24	22	- 8.3%
Percent of Original List Price Received*	102.3%	94.5%	- 7.6%	105.3%	104.7%	- 0.6%
New Listings	6	1	- 83.3%	240	244	+ 1.7%

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

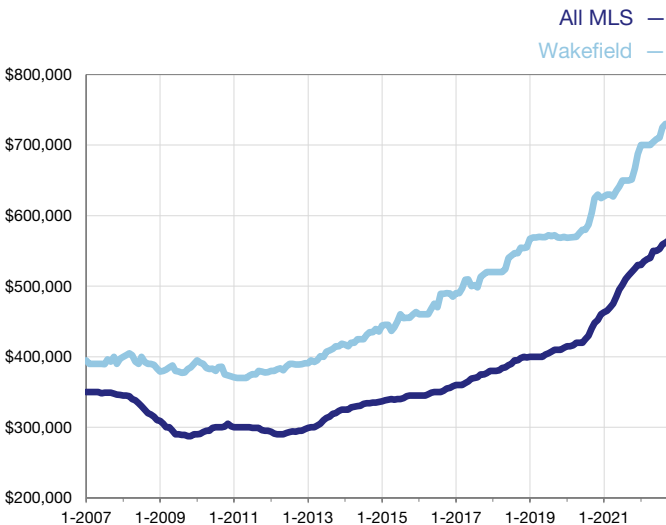
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	3	- 66.7%	143	91	- 36.4%
Closed Sales	11	5	- 54.5%	163	101	- 38.0%
Median Sales Price*	\$585,000	\$360,000	- 38.5%	\$479,900	\$525,000	+ 9.4%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	44	19	- 56.8%	28	31	+ 10.7%
Percent of Original List Price Received*	100.2%	100.0%	- 0.2%	101.9%	102.6%	+ 0.7%
New Listings	5	0	- 100.0%	154	94	- 39.0%

\* 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

