

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	6	11	+ 83.3%
Closed Sales	13	10	- 23.1%	13	10	- 23.1%
Median Sales Price*	\$748,000	\$595,000	- 20.5%	\$748,000	\$595,000	- 20.5%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.2	0.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	40	45	+ 12.5%	40	45	+ 12.5%
Percent of Original List Price Received*	100.0%	96.2%	- 3.8%	100.0%	96.2%	- 3.8%
New Listings	6	14	+ 133.3%	6	14	+ 133.3%

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

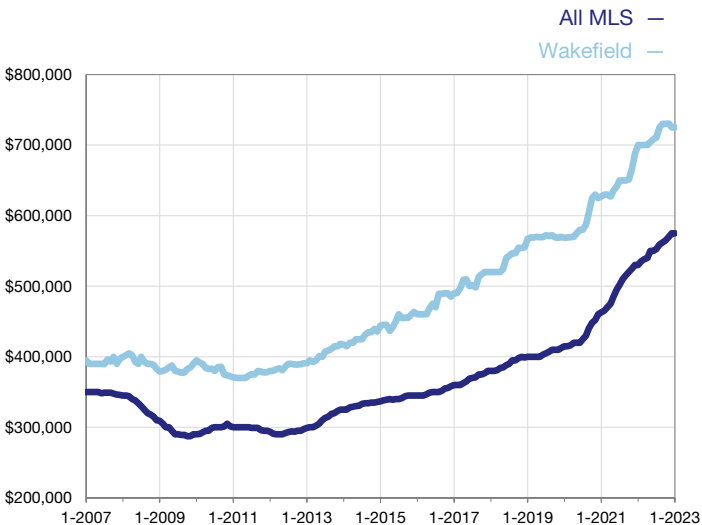
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales	4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*	\$481,000	\$648,500	+ 34.8%	\$481,000	\$648,500	+ 34.8%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	20	41	+ 105.0%	20	41	+ 105.0%
Percent of Original List Price Received*	103.1%	96.8%	- 6.1%	103.1%	96.8%	- 6.1%
New Listings	10	8	- 20.0%	10	8	- 20.0%

* 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

