

# Local Market Update – December 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	10	12	+ 20.0%	224	235	+ 4.9%
Closed Sales	23	20	- 13.0%	218	230	+ 5.5%
Median Sales Price*	\$510,000	<b>\$447,875</b>	- 12.2%	\$463,500	<b>\$485,000</b>	+ 4.6%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	60	51	- 15.0%	49	43	- 12.2%
Percent of Original List Price Received*	97.5%	<b>96.4%</b>	- 1.1%	98.6%	<b>100.5%</b>	+ 1.9%
New Listings	6	6	0.0%	261	265	+ 1.5%

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

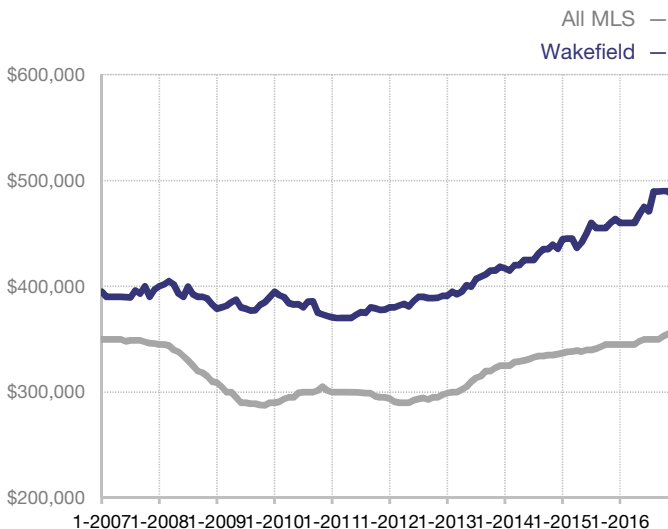
### Condominium Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	1	17	+ 1,600.0%	79	101	+ 27.8%
Closed Sales	11	6	- 45.5%	80	83	+ 3.8%
Median Sales Price*	\$333,200	<b>\$217,500</b>	- 34.7%	\$348,000	<b>\$389,900</b>	+ 12.0%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	46	41	- 10.9%	53	42	- 20.8%
Percent of Original List Price Received*	97.3%	<b>98.9%</b>	+ 1.6%	98.7%	<b>100.9%</b>	+ 2.2%
New Listings	2	18	+ 800.0%	99	108	+ 9.1%

\* 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



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