

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	21	18	- 14.3%	128	130	+ 1.6%
Closed Sales	21	36	+ 71.4%	114	121	+ 6.1%
Median Sales Price*	\$566,000	\$605,000	+ 6.9%	\$549,500	\$575,000	+ 4.6%
Inventory of Homes for Sale	35	33	- 5.7%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	22	25	+ 13.6%	28	34	+ 21.4%
Percent of Original List Price Received*	106.5%	102.0%	- 4.2%	102.9%	100.3%	- 2.5%
New Listings	23	26	+ 13.0%	163	168	+ 3.1%

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

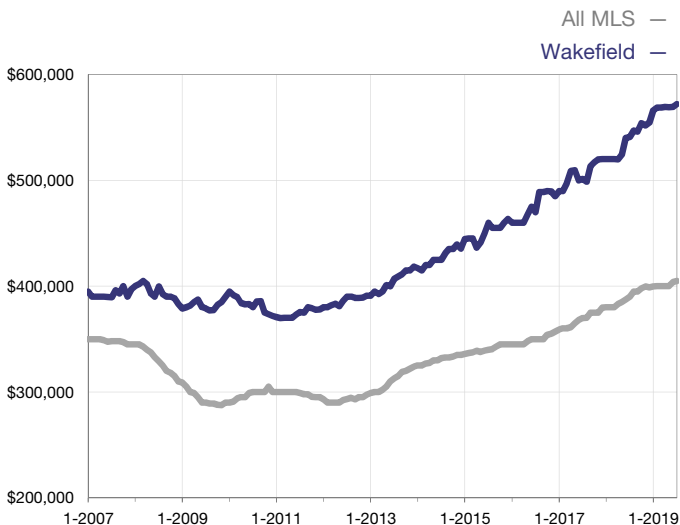
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	9	+ 12.5%	54	58	+ 7.4%
Closed Sales	11	7	- 36.4%	100	47	- 53.0%
Median Sales Price*	\$458,000	\$510,000	+ 11.4%	\$486,950	\$449,900	- 7.6%
Inventory of Homes for Sale	11	20	+ 81.8%	--	--	--
Months Supply of Inventory	0.9	2.5	+ 177.8%	--	--	--
Cumulative Days on Market Until Sale	21	44	+ 109.5%	24	45	+ 87.5%
Percent of Original List Price Received*	103.4%	99.8%	- 3.5%	102.3%	99.5%	- 2.7%
New Listings	10	11	+ 10.0%	64	79	+ 23.4%

* 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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