

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	19	- 5.0%	31	38	+ 22.6%
Closed Sales	4	9	+ 125.0%	25	27	+ 8.0%
Median Sales Price*	\$579,450	\$591,000	+ 2.0%	\$525,000	\$588,649	+ 12.1%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	15	25	+ 66.7%	45	23	- 48.9%
Percent of Original List Price Received*	102.5%	107.5%	+ 4.9%	99.2%	103.7%	+ 4.5%
New Listings	22	19	- 13.6%	39	36	- 7.7%

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

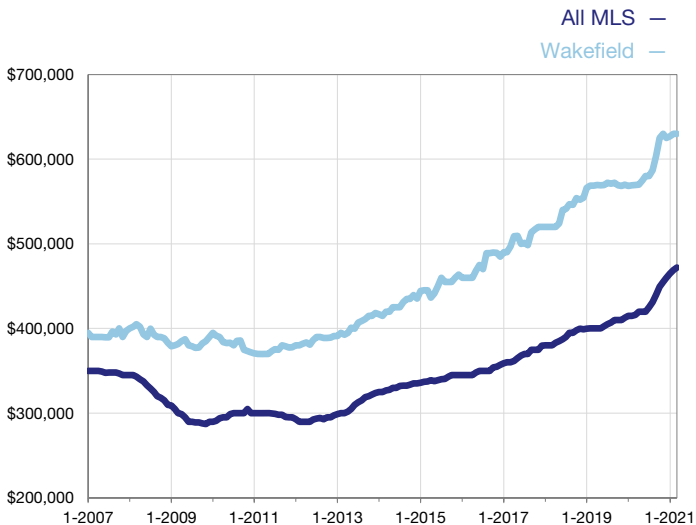
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	12	+ 20.0%	31	32	+ 3.2%
Closed Sales	8	10	+ 25.0%	20	20	0.0%
Median Sales Price*	\$442,500	\$462,000	+ 4.4%	\$503,500	\$471,000	- 6.5%
Inventory of Homes for Sale	24	7	- 70.8%	--	--	--
Months Supply of Inventory	2.6	0.9	- 65.4%	--	--	--
Cumulative Days on Market Until Sale	63	19	- 69.8%	85	27	- 68.2%
Percent of Original List Price Received*	97.3%	102.8%	+ 5.7%	97.6%	100.6%	+ 3.1%
New Listings	25	8	- 68.0%	49	34	- 30.6%

* 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

