

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	29	+ 123.1%	44	67	+ 52.3%
Closed Sales	13	17	+ 30.8%	38	44	+ 15.8%
Median Sales Price*	\$685,000	\$612,000	- 10.7%	\$540,000	\$602,500	+ 11.6%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	13	34	+ 161.5%	34	27	- 20.6%
Percent of Original List Price Received*	104.1%	104.6%	+ 0.5%	100.9%	104.1%	+ 3.2%
New Listings	10	35	+ 250.0%	49	71	+ 44.9%

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

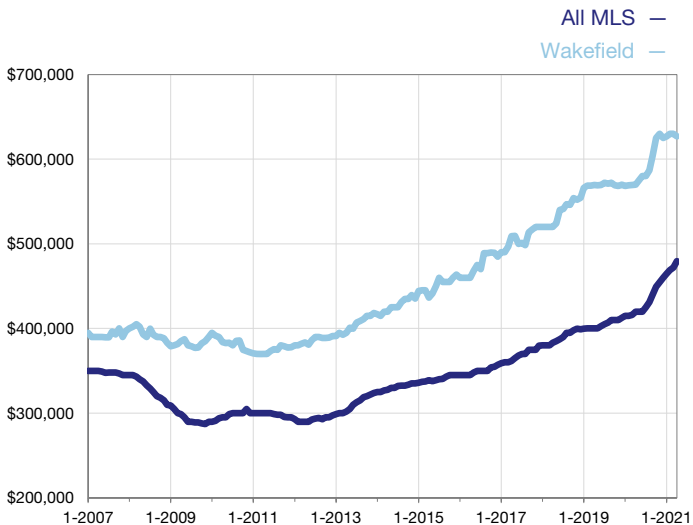
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	16	+ 77.8%	40	47	+ 17.5%
Closed Sales	6	23	+ 283.3%	26	43	+ 65.4%
Median Sales Price*	\$405,000	\$470,000	+ 16.0%	\$457,750	\$470,000	+ 2.7%
Inventory of Homes for Sale	22	8	- 63.6%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	36	35	- 2.8%	74	31	- 58.1%
Percent of Original List Price Received*	102.7%	101.0%	- 1.7%	98.7%	100.8%	+ 2.1%
New Listings	7	20	+ 185.7%	56	54	- 3.6%

* 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

