

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	23	+ 15.0%	64	90	+ 40.6%
Closed Sales	13	26	+ 100.0%	51	70	+ 37.3%
Median Sales Price*	\$615,000	<b>\$721,500</b>	+ 17.3%	\$560,000	<b>\$623,025</b>	+ 11.3%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	18	15	- 16.7%	30	23	- 23.3%
Percent of Original List Price Received*	102.7%	<b>105.9%</b>	+ 3.1%	101.3%	<b>104.8%</b>	+ 3.5%
New Listings	25	22	- 12.0%	74	93	+ 25.7%

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

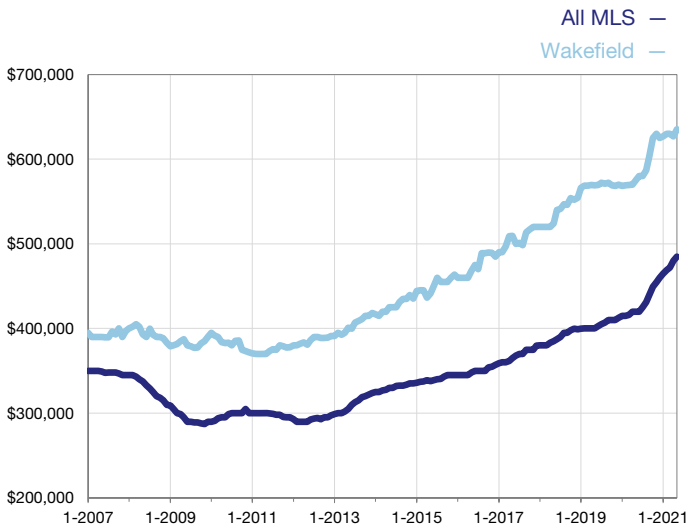
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	13	+ 160.0%	45	60	+ 33.3%
Closed Sales	5	27	+ 440.0%	31	71	+ 129.0%
Median Sales Price*	\$418,000	<b>\$467,500</b>	+ 11.8%	\$440,000	<b>\$470,000</b>	+ 6.8%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	65	27	- 58.5%
Percent of Original List Price Received*	102.9%	<b>101.3%</b>	- 1.6%	99.4%	<b>101.0%</b>	+ 1.6%
New Listings	3	12	+ 300.0%	59	66	+ 11.9%

\* 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

