

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	27	17	- 37.0%	223	198	- 11.2%
Closed Sales	19	14	- 26.3%	203	198	- 2.5%
Median Sales Price*	\$700,000	\$727,450	+ 3.9%	\$687,500	\$734,750	+ 6.9%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	20	23	+ 15.0%	22	21	- 4.5%
Percent of Original List Price Received*	104.9%	100.4%	- 4.3%	105.7%	105.5%	- 0.2%
New Listings	10	10	0.0%	234	243	+ 3.8%

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

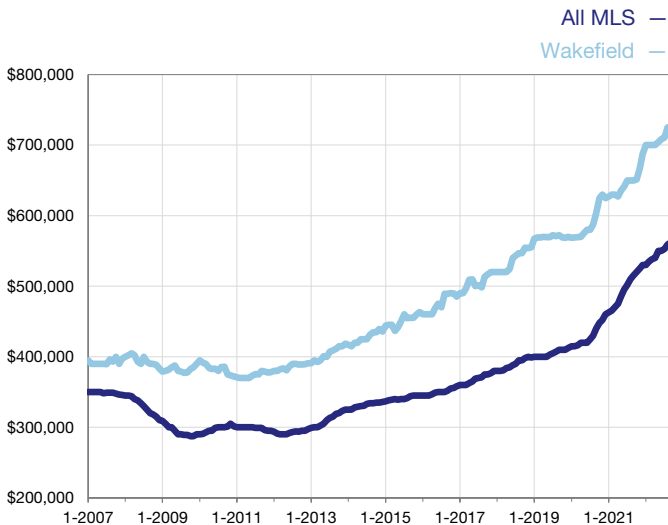
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	4	- 60.0%	134	89	- 33.6%
Closed Sales	16	11	- 31.3%	152	96	- 36.8%
Median Sales Price*	\$427,500	\$583,000	+ 36.4%	\$475,000	\$532,500	+ 12.1%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	35	+ 16.7%	27	32	+ 18.5%
Percent of Original List Price Received*	102.8%	101.2%	- 1.6%	102.0%	102.7%	+ 0.7%
New Listings	4	2	- 50.0%	149	94	- 36.9%

* 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

