

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	11	17	+ 54.5%
Closed Sales	8	5	- 37.5%	21	15	- 28.6%
Median Sales Price*	\$562,000	\$762,000	+ 35.6%	\$645,000	\$595,000	- 7.8%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	28	60	+ 114.3%	35	50	+ 42.9%
Percent of Original List Price Received*	105.1%	97.7%	- 7.0%	101.9%	96.7%	- 5.1%
New Listings	11	12	+ 9.1%	17	26	+ 52.9%

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

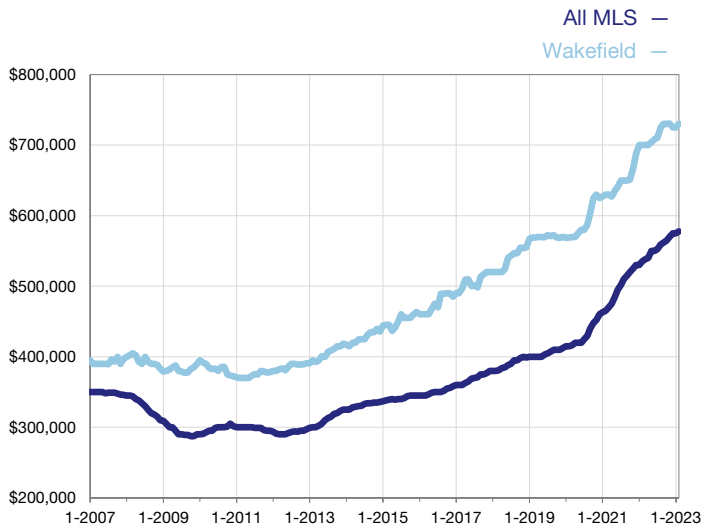
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	5	- 58.3%	15	9	- 40.0%
Closed Sales	6	8	+ 33.3%	10	9	- 10.0%
Median Sales Price*	\$587,500	\$470,500	- 19.9%	\$548,500	\$530,000	- 3.4%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	89	22	- 75.3%	61	24	- 60.7%
Percent of Original List Price Received*	102.4%	105.3%	+ 2.8%	102.7%	104.4%	+ 1.7%
New Listings	7	5	- 28.6%	17	13	- 23.5%

* 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

