

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	15	- 34.8%	34	31	- 8.8%
Closed Sales	7	10	+ 42.9%	28	25	- 10.7%
Median Sales Price*	\$661,000	\$814,250	+ 23.2%	\$653,000	\$690,000	+ 5.7%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	14	47	+ 235.7%	30	49	+ 63.3%
Percent of Original List Price Received*	109.7%	99.7%	- 9.1%	103.9%	97.9%	- 5.8%
New Listings	32	20	- 37.5%	49	46	- 6.1%

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

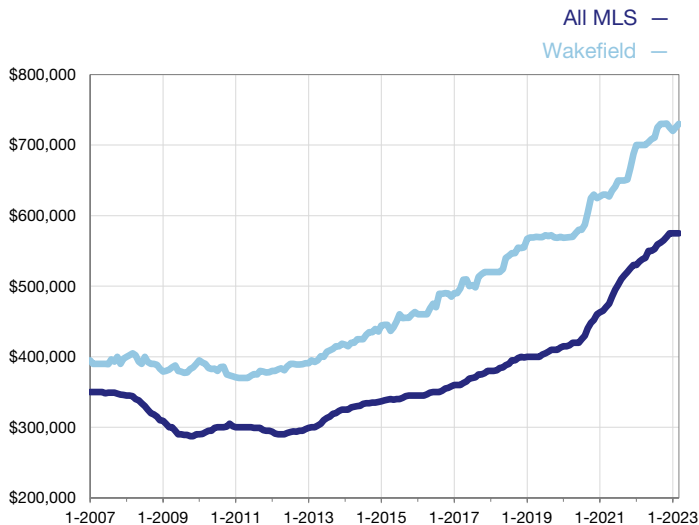
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	19	14	- 26.3%
Closed Sales	14	3	- 78.6%	24	12	- 50.0%
Median Sales Price*	\$522,500	\$495,000	- 5.3%	\$528,500	\$512,500	- 3.0%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	21	27	+ 28.6%	38	25	- 34.2%
Percent of Original List Price Received*	108.7%	101.9%	- 6.3%	106.2%	103.8%	- 2.3%
New Listings	8	4	- 50.0%	25	17	- 32.0%

* 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

