

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	19	- 20.8%	58	49	- 15.5%
Closed Sales	19	11	- 42.1%	47	36	- 23.4%
Median Sales Price*	\$670,000	\$695,000	+ 3.7%	\$661,000	\$690,000	+ 4.4%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	12	26	+ 116.7%	23	42	+ 82.6%
Percent of Original List Price Received*	112.1%	104.7%	- 6.6%	107.2%	100.0%	- 6.7%
New Listings	23	22	- 4.3%	72	68	- 5.6%

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

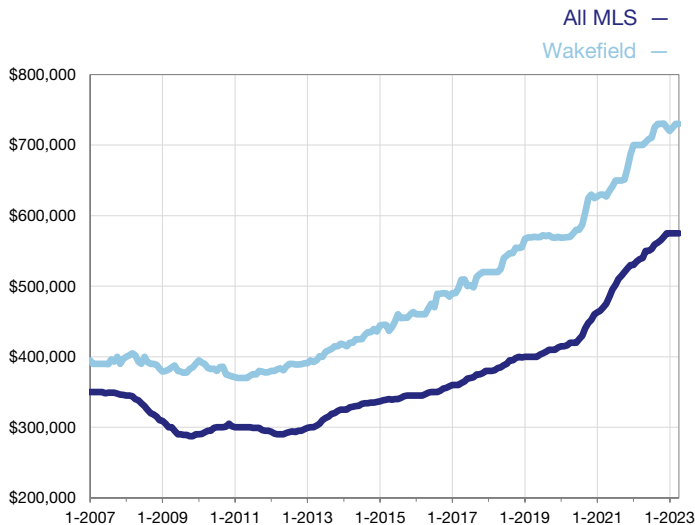
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	30	22	- 26.7%
Closed Sales	7	4	- 42.9%	31	16	- 48.4%
Median Sales Price*	\$545,000	\$408,000	- 25.1%	\$535,000	\$455,500	- 14.9%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	22	20	- 9.1%	34	24	- 29.4%
Percent of Original List Price Received*	98.2%	104.2%	+ 6.1%	104.4%	103.9%	- 0.5%
New Listings	12	12	0.0%	37	29	- 21.6%

* 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

