

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	26	- 7.1%	86	71	- 17.4%
Closed Sales	26	19	- 26.9%	73	55	- 24.7%
Median Sales Price*	\$757,500	<b>\$800,000</b>	+ 5.6%	\$725,000	<b>\$710,000</b>	- 2.1%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	16	16	0.0%	21	33	+ 57.1%
Percent of Original List Price Received*	112.6%	<b>109.8%</b>	- 2.5%	109.1%	<b>103.4%</b>	- 5.2%
New Listings	26	25	- 3.8%	97	87	- 10.3%

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

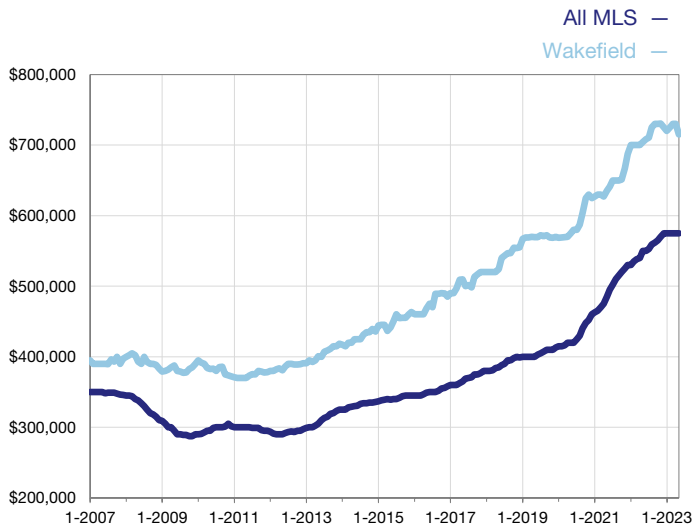
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	41	29	- 29.3%
Closed Sales	12	7	- 41.7%	43	23	- 46.5%
Median Sales Price*	\$495,500	<b>\$427,500</b>	- 13.7%	\$522,000	<b>\$451,000</b>	- 13.6%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	44	13	- 70.5%	37	20	- 45.9%
Percent of Original List Price Received*	103.7%	<b>104.4%</b>	+ 0.7%	104.2%	<b>104.0%</b>	- 0.2%
New Listings	10	7	- 30.0%	47	36	- 23.4%

\* 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

