

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

| Key Metrics | June | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 23 | 21 | - 8.7% | 109 | 91 | - 16.5% |
| Closed Sales | 25 | 21 | - 16.0% | 98 | 76 | - 22.4% |
| Median Sales Price* | \$820,000 | \$750,000 | - 8.5% | \$735,250 | \$749,950 | + 2.0% |
| Inventory of Homes for Sale | 22 | 12 | - 45.5% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.8 | - 27.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 24 | + 60.0% | 19 | 30 | + 57.9% |
| Percent of Original List Price Received* | 107.0% | 109.7% | + 2.5% | 108.6% | 105.1% | - 3.2% |
| New Listings | 34 | 19 | - 44.1% | 131 | 105 | - 19.8% |

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

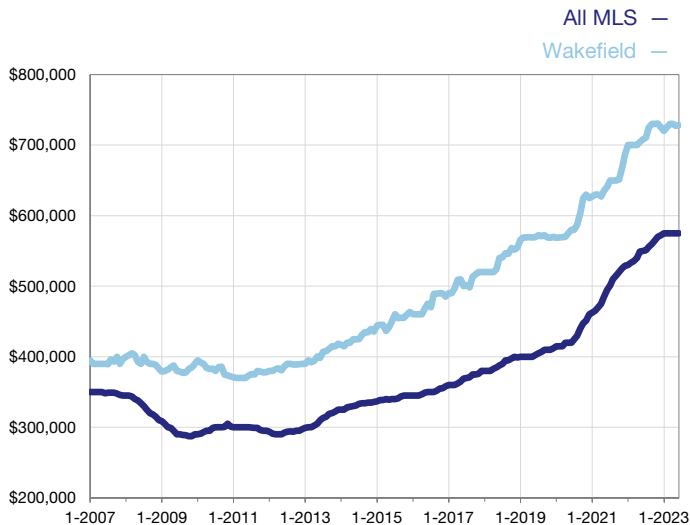
Condominium Properties

| Key Metrics | June | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 7 | 12 | + 71.4% | 48 | 40 | - 16.7% |
| Closed Sales | 12 | 8 | - 33.3% | 55 | 31 | - 43.6% |
| Median Sales Price* | \$535,500 | \$638,500 | + 19.2% | \$525,000 | \$530,000 | + 1.0% |
| Inventory of Homes for Sale | 9 | 4 | - 55.6% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 0.6 | - 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 33 | 18 | - 45.5% | 36 | 20 | - 44.4% |
| Percent of Original List Price Received* | 103.8% | 101.6% | - 2.1% | 104.1% | 103.4% | - 0.7% |
| New Listings | 8 | 9 | + 12.5% | 55 | 45 | - 18.2% |

* 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

