

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	18	0.0%	127	105	- 17.3%
Closed Sales	21	16	- 23.8%	119	92	- 22.7%
Median Sales Price*	\$740,000	<b>\$812,450</b>	+ 9.8%	\$738,000	<b>\$756,000</b>	+ 2.4%
Inventory of Homes for Sale	25	8	- 68.0%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	17	29	+ 70.6%	19	30	+ 57.9%
Percent of Original List Price Received*	107.2%	<b>106.9%</b>	- 0.3%	108.3%	<b>105.4%</b>	- 2.7%
New Listings	25	11	- 56.0%	156	116	- 25.6%

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

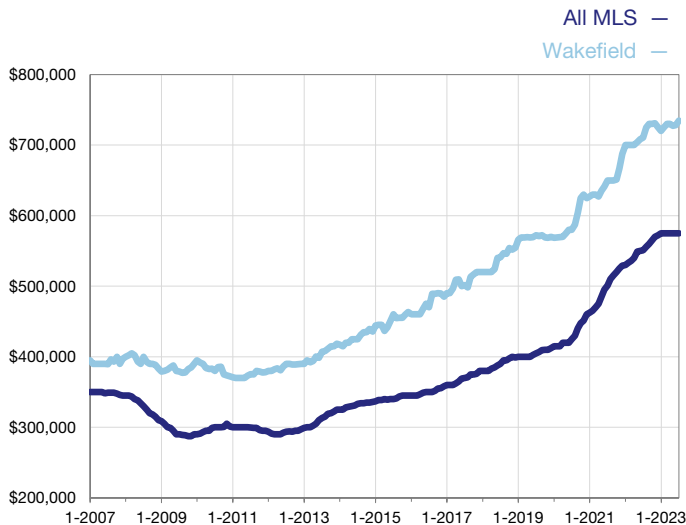
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	57	45	- 21.1%
Closed Sales	7	8	+ 14.3%	62	39	- 37.1%
Median Sales Price*	\$483,500	<b>\$731,300</b>	+ 51.3%	\$523,500	<b>\$555,500</b>	+ 6.1%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	15	26	+ 73.3%	34	21	- 38.2%
Percent of Original List Price Received*	102.3%	<b>104.0%</b>	+ 1.7%	103.9%	<b>103.5%</b>	- 0.4%
New Listings	8	4	- 50.0%	63	49	- 22.2%

\* 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

