

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	14	- 44.0%	152	118	- 22.4%
Closed Sales	24	20	- 16.7%	143	112	- 21.7%
Median Sales Price*	\$751,500	<b>\$823,000</b>	+ 9.5%	\$748,000	<b>\$775,000</b>	+ 3.6%
Inventory of Homes for Sale	28	6	- 78.6%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	19	29	+ 52.6%
Percent of Original List Price Received*	103.1%	<b>103.2%</b>	+ 0.1%	107.4%	<b>105.0%</b>	- 2.2%
New Listings	30	11	- 63.3%	186	127	- 31.7%

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

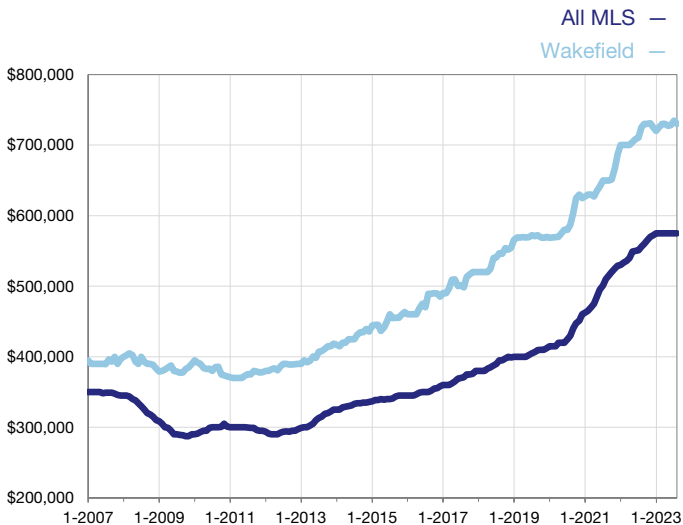
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	66	50	- 24.2%
Closed Sales	8	11	+ 37.5%	70	50	- 28.6%
Median Sales Price*	\$562,500	<b>\$490,000</b>	- 12.9%	\$527,500	<b>\$550,250</b>	+ 4.3%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	33	18	- 45.5%	33	20	- 39.4%
Percent of Original List Price Received*	99.2%	<b>102.6%</b>	+ 3.4%	103.4%	<b>103.3%</b>	- 0.1%
New Listings	10	6	- 40.0%	73	55	- 24.7%

\* 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

