

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	22	+ 10.0%	172	135	- 21.5%
Closed Sales	24	12	- 50.0%	167	124	- 25.7%
Median Sales Price*	\$715,000	\$800,500	+ 12.0%	\$743,000	\$775,000	+ 4.3%
Inventory of Homes for Sale	28	10	- 64.3%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	22	32	+ 45.5%	20	29	+ 45.0%
Percent of Original List Price Received*	101.4%	104.1%	+ 2.7%	106.6%	104.9%	- 1.6%
New Listings	22	22	0.0%	208	149	- 28.4%

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

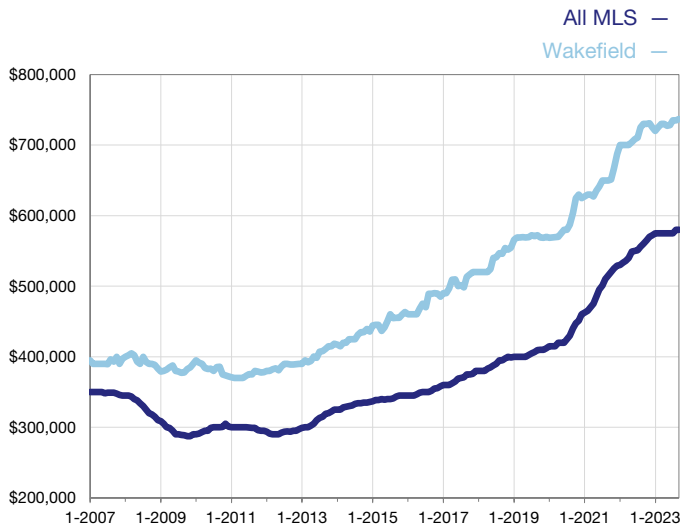
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	73	57	- 21.9%
Closed Sales	8	2	- 75.0%	78	52	- 33.3%
Median Sales Price*	\$586,000	\$716,450	+ 22.3%	\$536,500	\$560,250	+ 4.4%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	22	13	- 40.9%	32	20	- 37.5%
Percent of Original List Price Received*	100.6%	105.7%	+ 5.1%	103.1%	103.4%	+ 0.3%
New Listings	11	8	- 27.3%	84	63	- 25.0%

\* 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

