

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	16	+ 60.0%	182	150	- 17.6%
Closed Sales	17	18	+ 5.9%	184	142	- 22.8%
Median Sales Price*	\$655,000	<b>\$758,000</b>	+ 15.7%	\$734,750	<b>\$765,000</b>	+ 4.1%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	16	- 48.4%	21	27	+ 28.6%
Percent of Original List Price Received*	99.5%	<b>103.6%</b>	+ 4.1%	105.9%	<b>104.8%</b>	- 1.0%
New Listings	16	18	+ 12.5%	224	167	- 25.4%

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

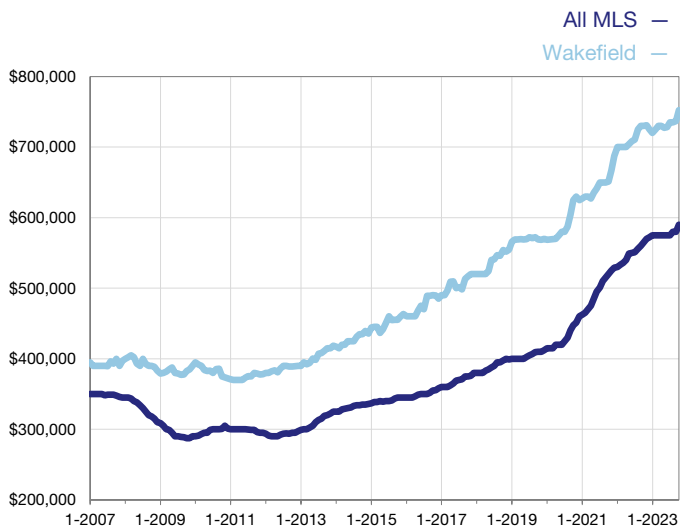
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	3	- 75.0%	85	60	- 29.4%
Closed Sales	7	9	+ 28.6%	85	61	- 28.2%
Median Sales Price*	\$406,000	<b>\$501,000</b>	+ 23.4%	\$525,000	<b>\$545,000</b>	+ 3.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	22	19	- 13.6%	31	20	- 35.5%
Percent of Original List Price Received*	101.3%	<b>105.0%</b>	+ 3.7%	102.9%	<b>103.7%</b>	+ 0.8%
New Listings	8	4	- 50.0%	92	67	- 27.2%

\* 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

