

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	14	- 17.6%	199	162	- 18.6%
Closed Sales	16	20	+ 25.0%	200	162	- 19.0%
Median Sales Price*	\$684,950	<b>\$693,000</b>	+ 1.2%	\$732,000	<b>\$753,000</b>	+ 2.9%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	26	21	- 19.2%	21	27	+ 28.6%
Percent of Original List Price Received*	99.6%	<b>103.3%</b>	+ 3.7%	105.4%	<b>104.6%</b>	- 0.8%
New Listings	10	10	0.0%	234	177	- 24.4%

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

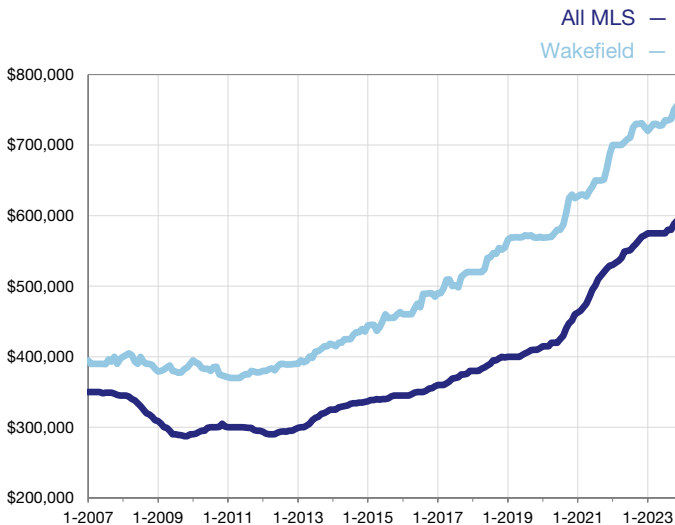
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	88	65	- 26.1%
Closed Sales	11	2	- 81.8%	96	63	- 34.4%
Median Sales Price*	\$583,000	<b>\$487,500</b>	- 16.4%	\$532,500	<b>\$545,000</b>	+ 2.3%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	35	13	- 62.9%	32	20	- 37.5%
Percent of Original List Price Received*	101.2%	<b>102.6%</b>	+ 1.4%	102.7%	<b>103.6%</b>	+ 0.9%
New Listings	2	3	+ 50.0%	94	70	- 25.5%

\* 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

