

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	9	+ 12.5%	207	170	- 17.9%
Closed Sales	14	8	- 42.9%	214	170	- 20.6%
Median Sales Price*	\$659,575	<b>\$737,500</b>	+ 11.8%	\$725,000	<b>\$750,000</b>	+ 3.4%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	38	26	- 31.6%	22	27	+ 22.7%
Percent of Original List Price Received*	94.5%	<b>103.2%</b>	+ 9.2%	104.7%	<b>104.5%</b>	- 0.2%
New Listings	1	8	+ 700.0%	235	185	- 21.3%

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

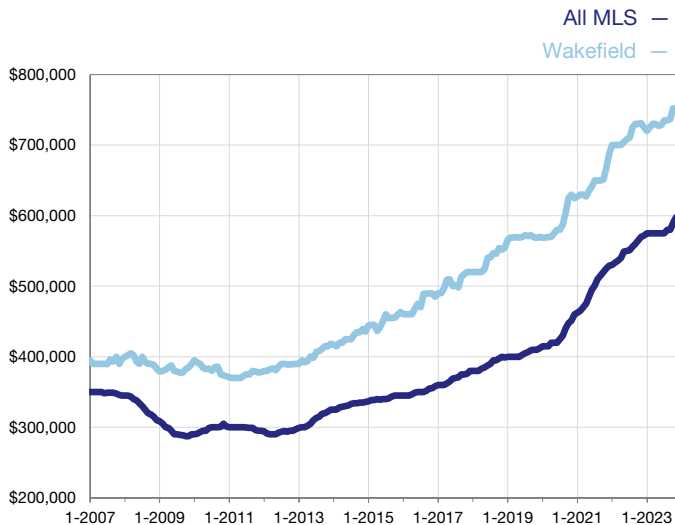
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	91	65	- 28.6%
Closed Sales	5	4	- 20.0%	101	67	- 33.7%
Median Sales Price*	\$360,000	<b>\$610,250</b>	+ 69.5%	\$525,000	<b>\$556,900</b>	+ 6.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.3	--	--	--	--
Cumulative Days on Market Until Sale	19	19	0.0%	31	20	- 35.5%
Percent of Original List Price Received*	100.0%	<b>103.3%</b>	+ 3.3%	102.6%	<b>103.6%</b>	+ 1.0%
New Listings	0	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

