

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 10 | 11 | + 10.0% | 10 | 11 | + 10.0% |
| Closed Sales | 10 | 6 | - 40.0% | 10 | 6 | - 40.0% |
| Median Sales Price* | \$595,000 | \$690,000 | + 16.0% | \$595,000 | \$690,000 | + 16.0% |
| Inventory of Homes for Sale | 11 | 5 | - 54.5% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.4 | - 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 45 | 12 | - 73.3% | 45 | 12 | - 73.3% |
| Percent of Original List Price Received* | 96.2% | 105.6% | + 9.8% | 96.2% | 105.6% | + 9.8% |
| New Listings | 13 | 9 | - 30.8% | 13 | 9 | - 30.8% |

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

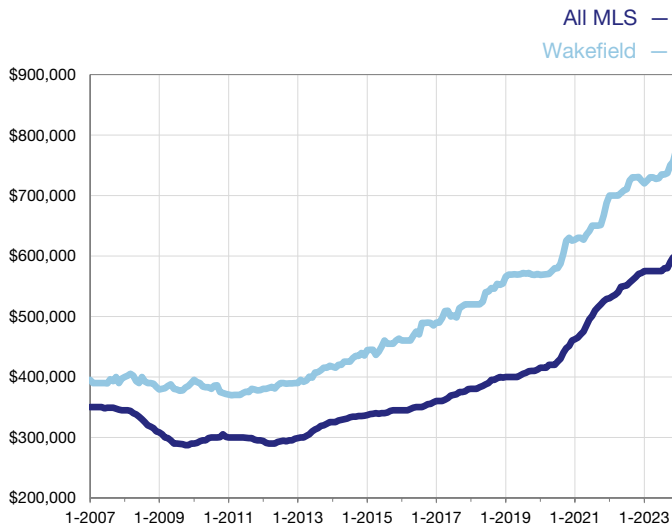
Condominium Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 4 | 4 | 0.0% | 4 | 4 | 0.0% |
| Closed Sales | 1 | 1 | 0.0% | 1 | 1 | 0.0% |
| Median Sales Price* | \$648,500 | \$710,000 | + 9.5% | \$648,500 | \$710,000 | + 9.5% |
| Inventory of Homes for Sale | 4 | 1 | - 75.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 0.2 | - 60.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 41 | 65 | + 58.5% | 41 | 65 | + 58.5% |
| Percent of Original List Price Received* | 96.8% | 91.6% | - 5.4% | 96.8% | 91.6% | - 5.4% |
| New Listings | 8 | 3 | - 62.5% | 8 | 3 | - 62.5% |

* 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

