

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	6	0.0%	16	15	- 6.3%
Closed Sales	5	12	+ 140.0%	15	18	+ 20.0%
Median Sales Price*	\$762,000	\$699,350	- 8.2%	\$595,000	\$690,000	+ 16.0%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	60	49	- 18.3%	50	36	- 28.0%
Percent of Original List Price Received*	97.7%	99.5%	+ 1.8%	96.7%	101.6%	+ 5.1%
New Listings	10	4	- 60.0%	23	13	- 43.5%

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

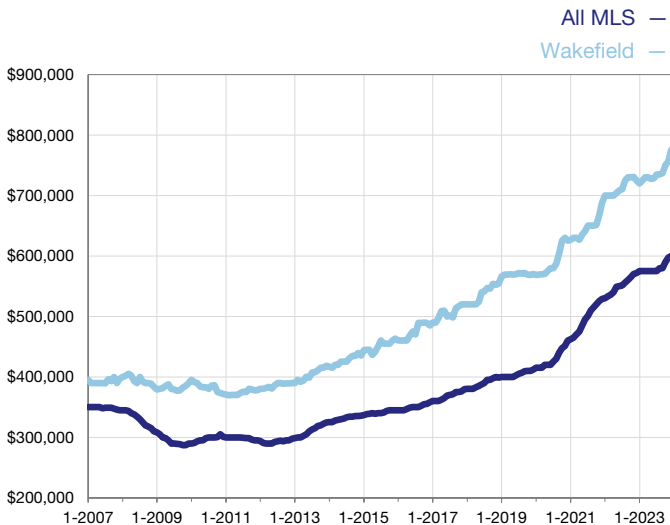
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	7	+ 75.0%	8	9	+ 12.5%
Closed Sales	8	3	- 62.5%	9	4	- 55.6%
Median Sales Price*	\$470,500	\$330,000	- 29.9%	\$530,000	\$417,500	- 21.2%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	22	30	+ 36.4%	24	39	+ 62.5%
Percent of Original List Price Received*	105.3%	103.3%	- 1.9%	104.4%	100.4%	- 3.8%
New Listings	5	6	+ 20.0%	13	9	- 30.8%

* 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

