

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	16	+ 23.1%	29	31	+ 6.9%
Closed Sales	10	2	- 80.0%	25	20	- 20.0%
Median Sales Price*	\$814,250	<b>\$915,000</b>	+ 12.4%	\$690,000	<b>\$712,500</b>	+ 3.3%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	47	40	- 14.9%	49	37	- 24.5%
Percent of Original List Price Received*	99.7%	<b>105.2%</b>	+ 5.5%	97.9%	<b>101.9%</b>	+ 4.1%
New Listings	19	17	- 10.5%	42	30	- 28.6%

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

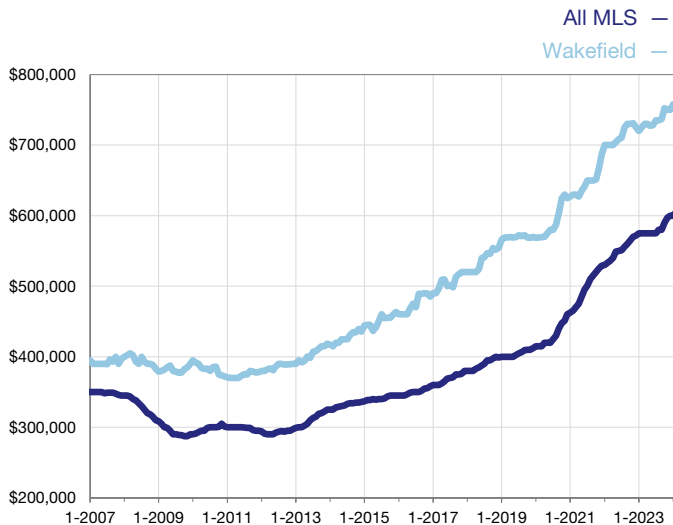
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	4	- 20.0%	13	13	0.0%
Closed Sales	3	6	+ 100.0%	12	10	- 16.7%
Median Sales Price*	\$495,000	<b>\$620,000</b>	+ 25.3%	\$512,500	<b>\$553,000</b>	+ 7.9%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	25	33	+ 32.0%
Percent of Original List Price Received*	101.9%	<b>104.1%</b>	+ 2.2%	103.8%	<b>102.6%</b>	- 1.2%
New Listings	4	3	- 25.0%	17	12	- 29.4%

\* 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

