

Wakefield

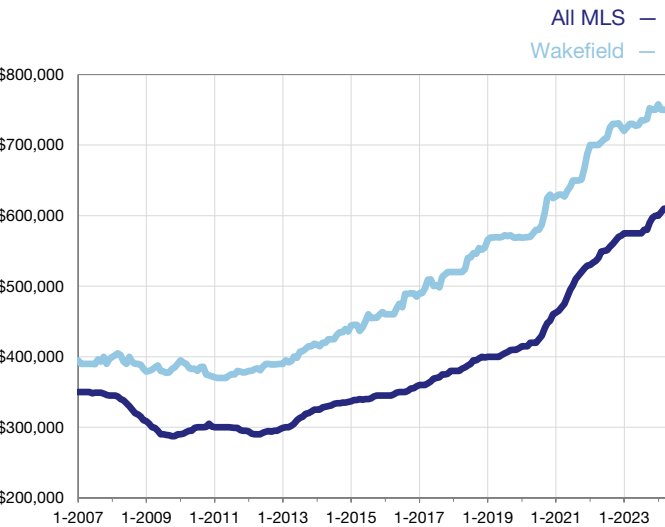
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	12	- 25.0%	45	40	- 11.1%
Closed Sales	11	12	+ 9.1%	36	32	- 11.1%
Median Sales Price*	\$695,000	\$836,000	+ 20.3%	\$690,000	\$725,000	+ 5.1%
Inventory of Homes for Sale	19	6	- 68.4%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	26	10	- 61.5%	42	27	- 35.7%
Percent of Original List Price Received*	104.7%	107.1%	+ 2.3%	100.0%	103.9%	+ 3.9%
New Listings	19	10	- 47.4%	61	40	- 34.4%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	19	18	- 5.3%
Closed Sales	4	3	- 25.0%	16	13	- 18.8%
Median Sales Price*	\$408,000	\$559,000	+ 37.0%	\$455,500	\$559,000	+ 22.7%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	20	16	- 20.0%	24	29	+ 20.8%
Percent of Original List Price Received*	104.2%	102.7%	- 1.4%	103.9%	102.7%	- 1.2%
New Listings	12	14	+ 16.7%	29	26	- 10.3%

* 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

