

Wakefield

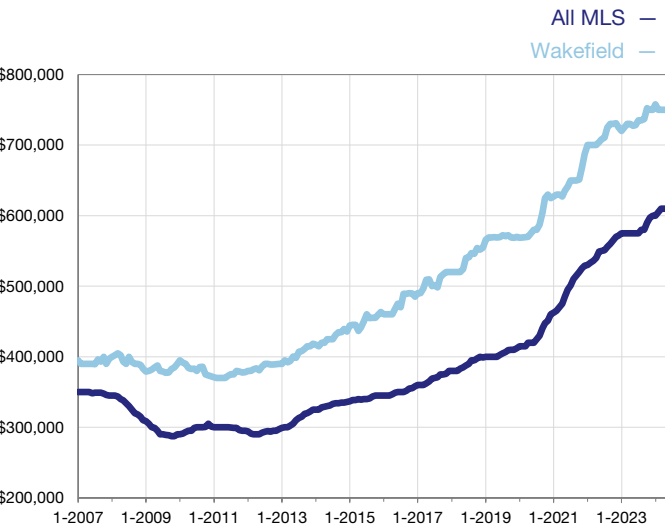
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	25	28	+ 12.0%	70	67	- 4.3%
Closed Sales	19	15	- 21.1%	55	47	- 14.5%
Median Sales Price*	\$800,000	\$851,000	+ 6.4%	\$710,000	\$820,000	+ 15.5%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	16	17	+ 6.3%	33	24	- 27.3%
Percent of Original List Price Received*	109.8%	106.7%	- 2.8%	103.4%	104.8%	+ 1.4%
New Listings	25	32	+ 28.0%	86	72	- 16.3%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	13	+ 44.4%	28	31	+ 10.7%
Closed Sales	7	3	- 57.1%	23	16	- 30.4%
Median Sales Price*	\$427,500	\$615,000	+ 43.9%	\$451,000	\$559,500	+ 24.1%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	13	17	+ 30.8%	20	27	+ 35.0%
Percent of Original List Price Received*	104.4%	101.4%	- 2.9%	104.0%	102.4%	- 1.5%
New Listings	7	10	+ 42.9%	36	36	0.0%

* 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

