

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	22	+ 29.4%	87	88	+ 1.1%
Closed Sales	21	24	+ 14.3%	76	72	- 5.3%
Median Sales Price*	\$750,000	\$844,500	+ 12.6%	\$749,950	\$828,000	+ 10.4%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	24	13	- 45.8%	30	21	- 30.0%
Percent of Original List Price Received*	109.7%	112.7%	+ 2.7%	105.1%	107.2%	+ 2.0%
New Listings	19	21	+ 10.5%	105	93	- 11.4%

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

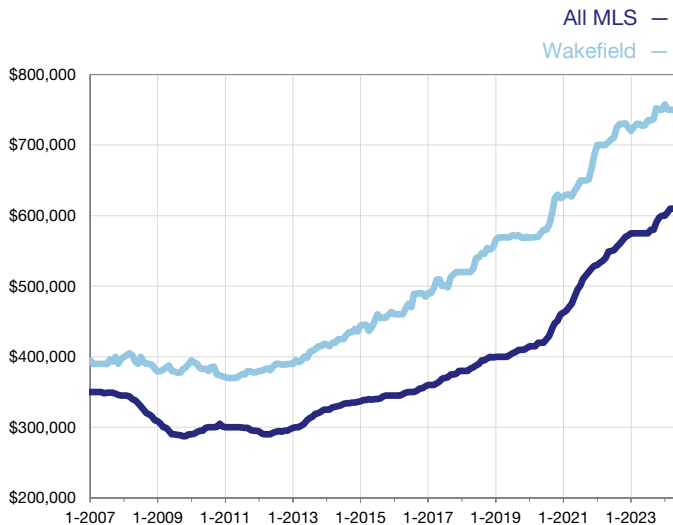
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	7	- 22.2%	37	38	+ 2.7%
Closed Sales	8	5	- 37.5%	31	21	- 32.3%
Median Sales Price*	\$638,500	\$440,000	- 31.1%	\$530,000	\$546,000	+ 3.0%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	18	11	- 38.9%	20	23	+ 15.0%
Percent of Original List Price Received*	101.6%	104.8%	+ 3.1%	103.4%	103.0%	- 0.4%
New Listings	9	11	+ 22.2%	45	47	+ 4.4%

* 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

