

# Wakefield

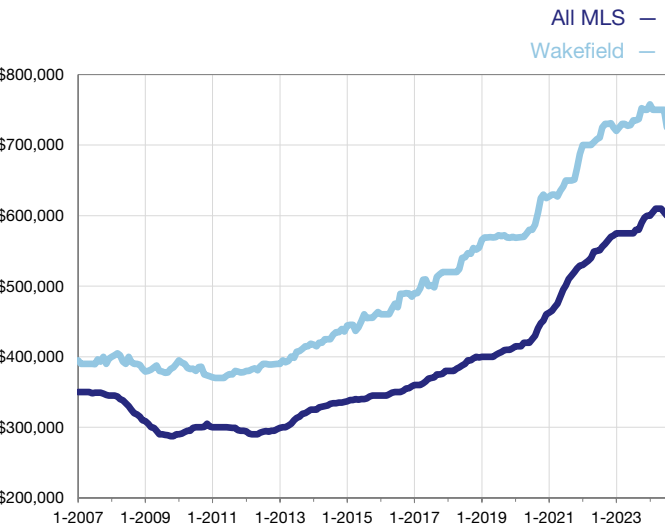
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	12	- 25.0%	103	97	- 5.8%
Closed Sales	16	18	+ 12.5%	92	91	- 1.1%
Median Sales Price*	\$812,450	\$850,000	+ 4.6%	\$756,000	\$835,000	+ 10.4%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	29	15	- 48.3%	30	20	- 33.3%
Percent of Original List Price Received*	106.9%	107.3%	+ 0.4%	105.4%	107.3%	+ 1.8%
New Listings	11	15	+ 36.4%	116	107	- 7.8%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	45	48	+ 6.7%
Closed Sales	8	10	+ 25.0%	39	31	- 20.5%
Median Sales Price*	\$731,300	\$596,250	- 18.5%	\$555,500	\$559,000	+ 0.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	26	15	- 42.3%	21	20	- 4.8%
Percent of Original List Price Received*	104.0%	104.5%	+ 0.5%	103.5%	103.5%	0.0%
New Listings	4	11	+ 175.0%	49	58	+ 18.4%

\* 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

