

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

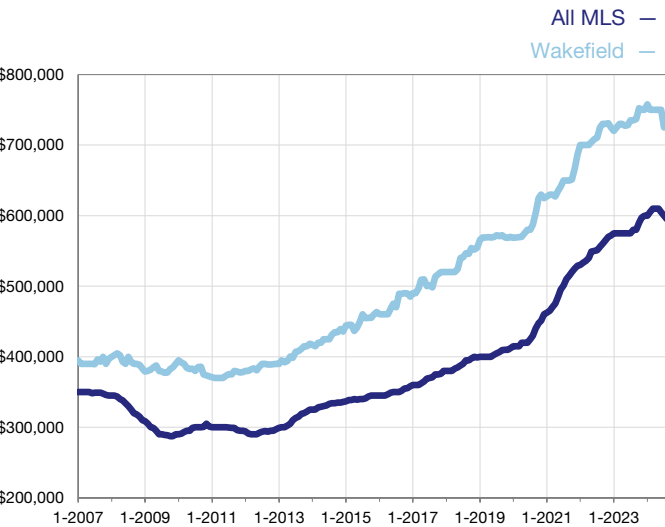
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	16	+ 60.0%	113	112	- 0.9%
Closed Sales	20	14	- 30.0%	112	105	- 6.3%
Median Sales Price*	\$823,000	\$800,000	- 2.8%	\$775,000	\$830,000	+ 7.1%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 21.7%	29	19	- 34.5%
Percent of Original List Price Received*	103.2%	102.4%	- 0.8%	105.0%	106.7%	+ 1.6%
New Listings	11	14	+ 27.3%	127	121	- 4.7%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	49	54	+ 10.2%
Closed Sales	11	7	- 36.4%	50	38	- 24.0%
Median Sales Price*	\$490,000	\$699,900	+ 42.8%	\$550,250	\$559,500	+ 1.7%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	23	+ 27.8%	20	21	+ 5.0%
Percent of Original List Price Received*	102.6%	100.1%	- 2.4%	103.3%	102.9%	- 0.4%
New Listings	6	7	+ 16.7%	55	65	+ 18.2%

* 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

