

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

### Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	21	16	- 23.8%	134	125	- 6.7%
Closed Sales	12	11	- 8.3%	124	116	- 6.5%
Median Sales Price*	\$800,500	<b>\$740,000</b>	- 7.6%	\$775,000	<b>\$830,000</b>	+ 7.1%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.9</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	<b>26</b>	- 18.8%	29	<b>20</b>	- 31.0%
Percent of Original List Price Received*	104.1%	<b>101.4%</b>	- 2.6%	104.9%	<b>106.2%</b>	+ 1.2%
New Listings	22	<b>18</b>	- 18.2%	149	<b>138</b>	- 7.4%

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

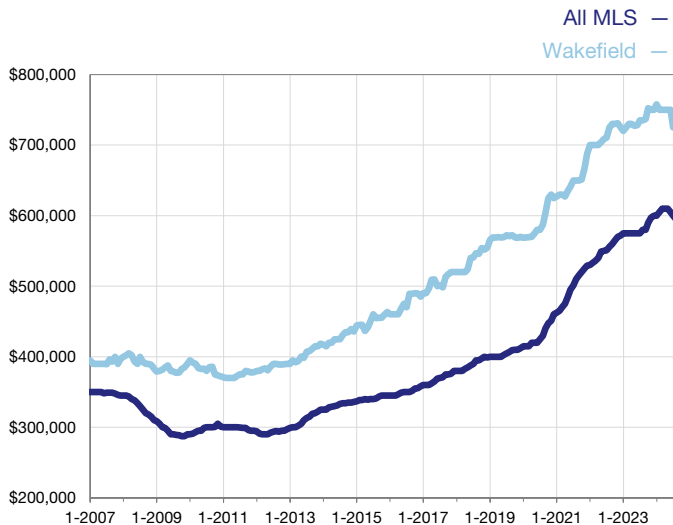
### Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	11	+ 37.5%	57	62	+ 8.8%
Closed Sales	2	4	+ 100.0%	52	42	- 19.2%
Median Sales Price*	\$716,450	<b>\$744,500</b>	+ 3.9%	\$560,250	<b>\$564,000</b>	+ 0.7%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	<b>1.6</b>	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	13	<b>21</b>	+ 61.5%	20	<b>21</b>	+ 5.0%
Percent of Original List Price Received*	105.7%	<b>100.6%</b>	- 4.8%	103.4%	<b>102.6%</b>	- 0.8%
New Listings	8	<b>15</b>	+ 87.5%	63	<b>80</b>	+ 27.0%

\* 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

