

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

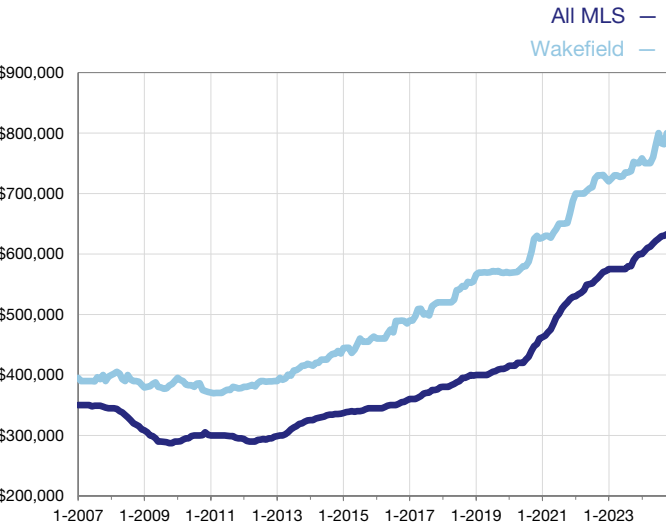
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	19	+ 35.7%	148	142	- 4.1%
Closed Sales	18	14	- 22.2%	142	130	- 8.5%
Median Sales Price*	\$758,000	\$805,500	+ 6.3%	\$765,000	\$830,000	+ 8.5%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	16	24	+ 50.0%	27	20	- 25.9%
Percent of Original List Price Received*	103.6%	101.5%	- 2.0%	104.8%	105.7%	+ 0.9%
New Listings	18	24	+ 33.3%	167	162	- 3.0%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	9	+ 200.0%	60	70	+ 16.7%
Closed Sales	9	10	+ 11.1%	61	52	- 14.8%
Median Sales Price*	\$501,000	\$549,850	+ 9.8%	\$545,000	\$560,250	+ 2.8%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	42	+ 121.1%	20	25	+ 25.0%
Percent of Original List Price Received*	105.0%	98.1%	- 6.6%	103.7%	101.8%	- 1.8%
New Listings	4	11	+ 175.0%	67	91	+ 35.8%

\* 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

