

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wakefield

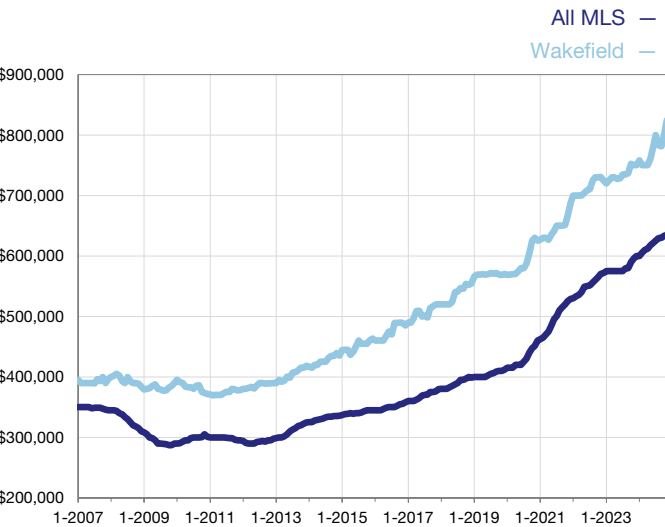
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	21	+ 61.5%	161	161	0.0%
Closed Sales	20	17	- 15.0%	162	147	- 9.3%
Median Sales Price*	\$693,000	\$769,000	+ 11.0%	\$753,000	\$825,000	+ 9.6%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	27	21	- 22.2%
Percent of Original List Price Received*	103.3%	101.4%	- 1.8%	104.6%	105.2%	+ 0.6%
New Listings	10	9	- 10.0%	177	170	- 4.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	11	+ 120.0%	65	76	+ 16.9%
Closed Sales	2	6	+ 200.0%	63	58	- 7.9%
Median Sales Price*	\$487,500	\$675,500	+ 38.6%	\$545,000	\$564,000	+ 3.5%
Inventory of Homes for Sale	2	11	+ 450.0%	--	--	--
Months Supply of Inventory	0.4	1.6	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	13	26	+ 100.0%	20	25	+ 25.0%
Percent of Original List Price Received*	102.6%	99.3%	- 3.2%	103.6%	101.5%	- 2.0%
New Listings	3	7	+ 133.3%	70	99	+ 41.4%

\* 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

