

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wakefield

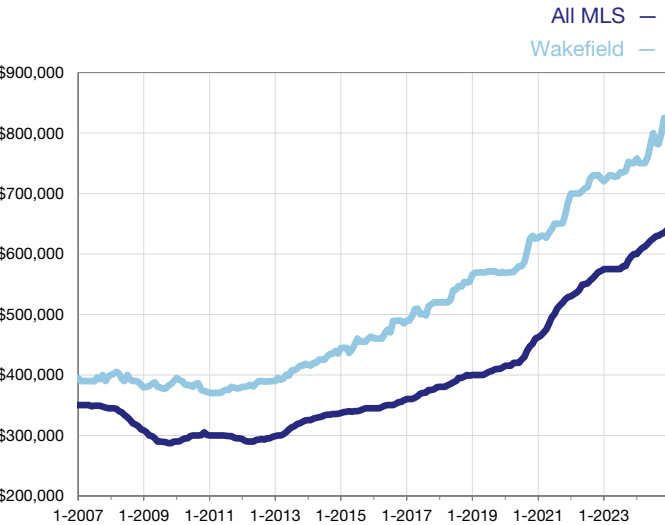
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	170	172	+ 1.2%
Closed Sales	8	20	+ 150.0%	170	167	- 1.8%
Median Sales Price*	\$737,500	\$787,500	+ 6.8%	\$750,000	\$825,000	+ 10.0%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	35	+ 34.6%	27	23	- 14.8%
Percent of Original List Price Received*	103.2%	99.7%	- 3.4%	104.5%	104.5%	0.0%
New Listings	8	10	+ 25.0%	185	180	- 2.7%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	4	--	65	78	+ 20.0%
Closed Sales	4	7	+ 75.0%	67	65	- 3.0%
Median Sales Price*	\$610,250	\$575,000	- 5.8%	\$556,900	\$567,500	+ 1.9%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	0.3	1.4	+ 366.7%	--	--	--
Cumulative Days on Market Until Sale	19	31	+ 63.2%	20	26	+ 30.0%
Percent of Original List Price Received*	103.3%	100.1%	- 3.1%	103.6%	101.4%	- 2.1%
New Listings	0	6	--	70	105	+ 50.0%

* 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

