

Local Market Update – November 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	5	+ 25.0%	48	58	+ 20.8%
Closed Sales	7	3	- 57.1%	46	57	+ 23.9%
Median Sales Price*	\$790,000	\$630,000	- 20.3%	\$694,950	\$687,500	- 1.1%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	5.0	3.9	- 22.0%	--	--	--
Cumulative Days on Market Until Sale	122	137	+ 12.3%	93	87	- 6.5%
Percent of Original List Price Received*	90.8%	100.3%	+ 10.5%	92.8%	95.7%	+ 3.1%
New Listings	4	6	+ 50.0%	71	79	+ 11.3%

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

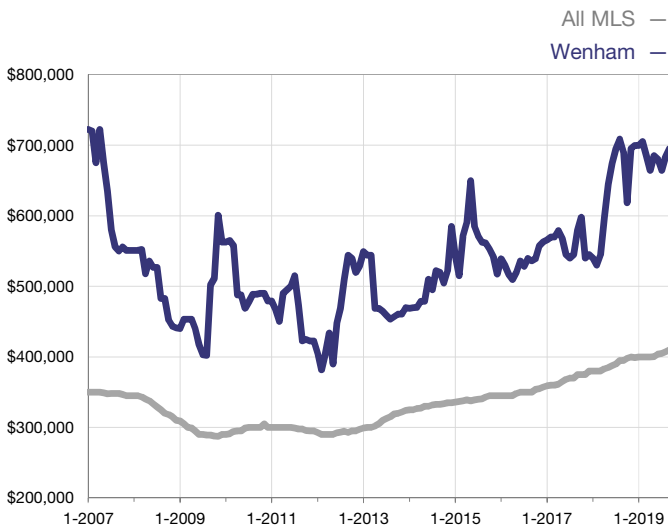
Condominium Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	3	--	4	12	+ 200.0%
Closed Sales	0	1	--	7	8	+ 14.3%
Median Sales Price*	\$0	\$429,000	--	\$425,000	\$514,450	+ 21.0%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.8	3.8	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	0	9	--	171	29	- 83.0%
Percent of Original List Price Received*	0.0%	100.0%	--	98.0%	98.9%	+ 0.9%
New Listings	0	1	--	7	23	+ 228.6%

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

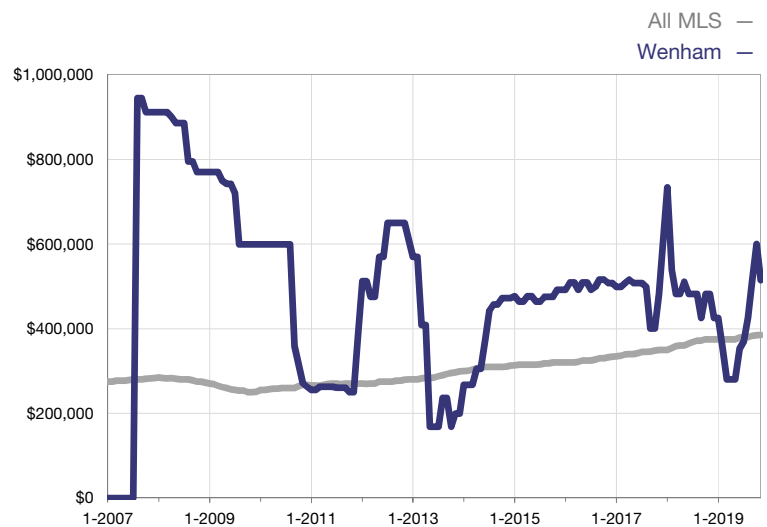
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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