

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	56	48	- 14.3%
Closed Sales	6	3	- 50.0%	57	49	- 14.0%
Median Sales Price*	\$980,000	\$833,000	- 15.0%	\$865,000	\$900,000	+ 4.0%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	30	39	+ 30.0%	69	53	- 23.2%
Percent of Original List Price Received*	104.6%	94.6%	- 9.6%	99.2%	103.1%	+ 3.9%
New Listings	3	0	- 100.0%	63	49	- 22.2%

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

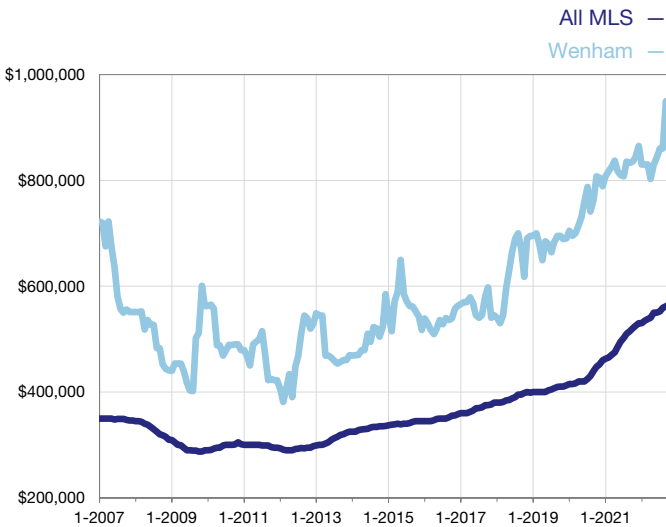
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	19	12	- 36.8%
Closed Sales	4	3	- 25.0%	14	19	+ 35.7%
Median Sales Price*	\$1,137,500	\$1,310,000	+ 15.2%	\$540,000	\$1,240,000	+ 129.6%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--
Cumulative Days on Market Until Sale	145	30	- 79.3%	115	51	- 55.7%
Percent of Original List Price Received*	97.0%	102.3%	+ 5.5%	98.3%	101.4%	+ 3.2%
New Listings	1	1	0.0%	22	16	- 27.3%

* 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

