

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wenham

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$549,950	<b>\$1,077,500</b>	+ 95.9%	\$549,950	<b>\$1,077,500</b>	+ 95.9%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.3	<b>0.5</b>	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	13	<b>98</b>	+ 653.8%	13	<b>98</b>	+ 653.8%
Percent of Original List Price Received*	101.6%	<b>95.9%</b>	- 5.6%	101.6%	<b>95.9%</b>	- 5.6%
New Listings	3	2	- 33.3%	3	2	- 33.3%

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

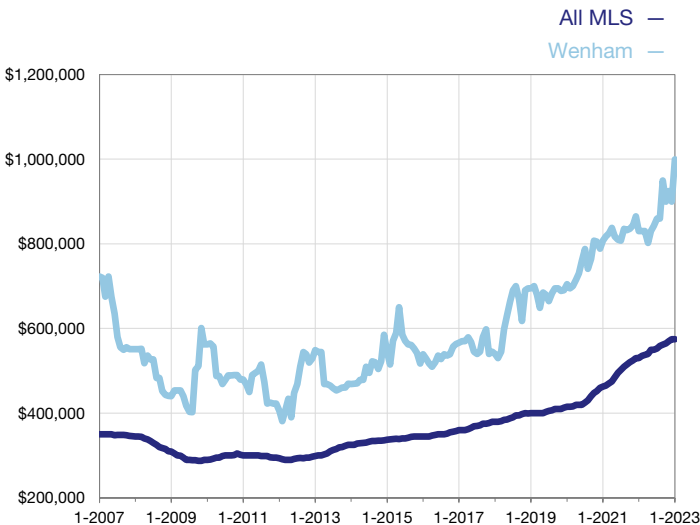
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.7	<b>2.3</b>	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
New Listings	1	1	0.0%	1	1	0.0%

\* 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

