

Local Market Update – December 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	3	1	- 66.7%	52	54	+ 3.8%
Closed Sales	5	3	- 40.0%	56	55	- 1.8%
Median Sales Price*	\$485,000	\$508,000	+ 4.7%	\$517,500	\$560,000	+ 8.2%
Inventory of Homes for Sale	27	10	- 63.0%	--	--	--
Months Supply of Inventory	5.8	2.2	- 62.1%	--	--	--
Cumulative Days on Market Until Sale	54	113	+ 109.3%	133	119	- 10.5%
Percent of Original List Price Received*	97.6%	91.4%	- 6.4%	95.4%	93.3%	- 2.2%
New Listings	7	3	- 57.1%	90	65	- 27.8%

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

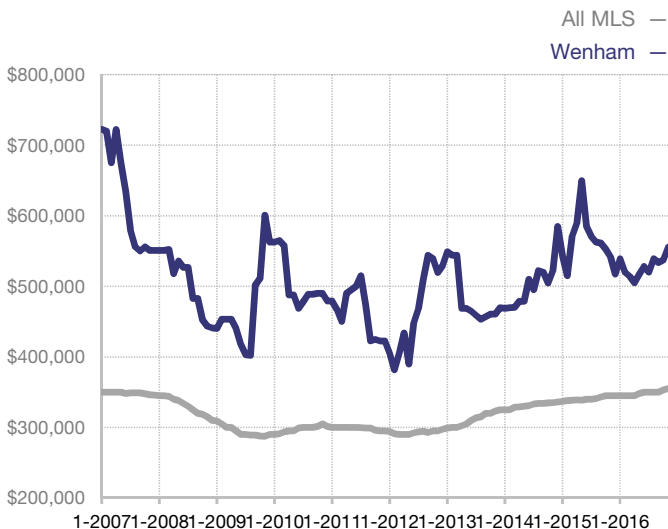
Condominium Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	0	--	6	10	+ 66.7%
Closed Sales	0	0	--	4	10	+ 150.0%
Median Sales Price*	\$0	\$0	--	\$492,000	\$507,500	+ 3.2%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.8	0.6	- 84.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	291	300	+ 3.1%
Percent of Original List Price Received*	0.0%	0.0%	--	95.0%	97.7%	+ 2.8%
New Listings	0	1	--	7	9	+ 28.6%

* 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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