

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	6	+ 50.0%	28	39	+ 39.3%
Closed Sales	2	3	+ 50.0%	20	37	+ 85.0%
Median Sales Price*	\$813,500	\$777,000	- 4.5%	\$776,000	\$700,000	- 9.8%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	6.9	4.3	- 37.7%	--	--	--
Cumulative Days on Market Until Sale	21	155	+ 638.1%	128	97	- 24.2%
Percent of Original List Price Received*	101.9%	95.4%	- 6.4%	93.9%	95.6%	+ 1.8%
New Listings	6	7	+ 16.7%	48	56	+ 16.7%

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

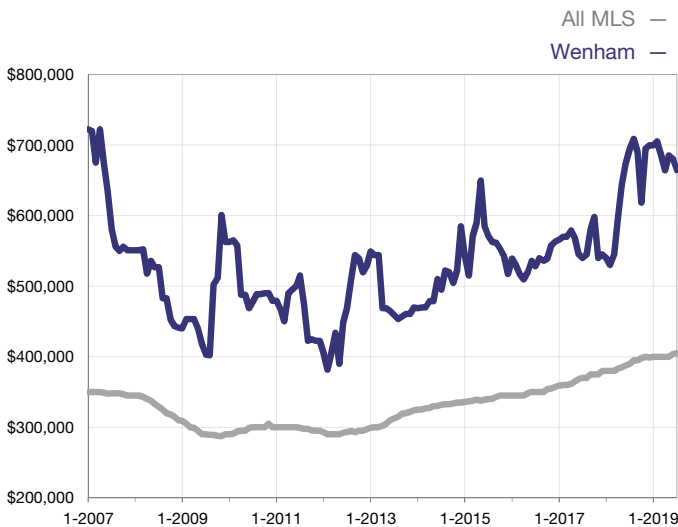
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	1	- 50.0%	4	6	+ 50.0%
Closed Sales	0	1	--	5	3	- 40.0%
Median Sales Price*	\$0	\$370,000	--	\$425,000	\$370,000	- 12.9%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	6.0	--	--	--	--
Cumulative Days on Market Until Sale	0	34	--	235	23	- 90.2%
Percent of Original List Price Received*	0.0%	98.7%	--	97.8%	98.1%	+ 0.3%
New Listings	0	4	--	5	14	+ 180.0%

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

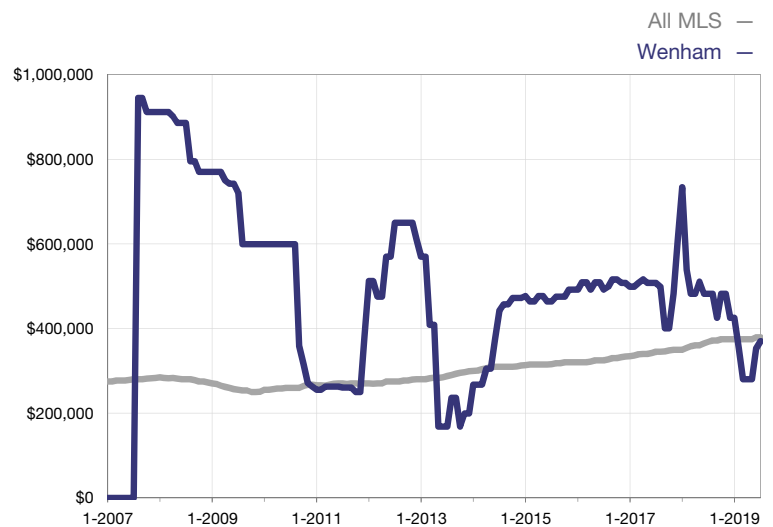
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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