

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wenham

### Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	6	+ 100.0%	7	11	+ 57.1%
Closed Sales	0	3	--	6	9	+ 50.0%
Median Sales Price*	\$0	<b>\$837,500</b>	--	\$705,000	<b>\$1,150,000</b>	+ 63.1%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	4.6	1.3	- 71.7%	--	--	--
Cumulative Days on Market Until Sale	0	135	--	65	78	+ 20.0%
Percent of Original List Price Received*	0.0%	95.3%	--	97.4%	99.3%	+ 2.0%
New Listings	5	6	+ 20.0%	14	9	- 35.7%

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

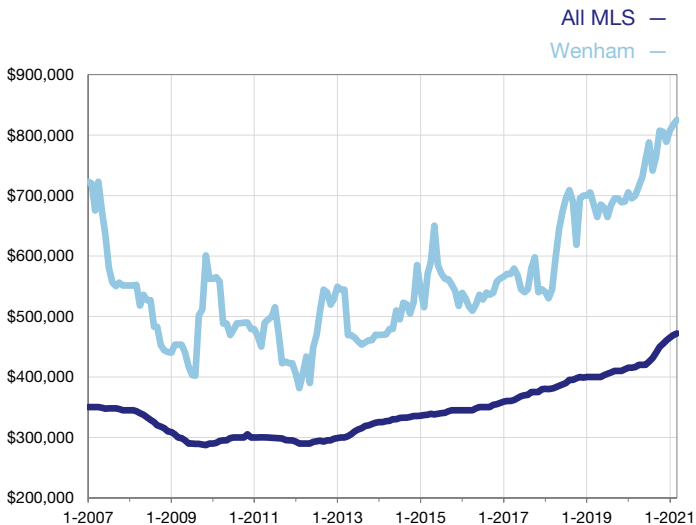
### Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	4	4	0.0%
Closed Sales	0	1	--	0	3	--
Median Sales Price*	\$0	<b>\$381,255</b>	--	\$0	<b>\$515,000</b>	--
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.3	2.9	- 12.1%	--	--	--
Cumulative Days on Market Until Sale	0	36	--	0	191	--
Percent of Original List Price Received*	0.0%	97.8%	--	0.0%	96.0%	--
New Listings	1	2	+ 100.0%	5	4	- 20.0%

\* 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

