

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	7	+ 600.0%	8	18	+ 125.0%
Closed Sales	3	3	0.0%	9	12	+ 33.3%
Median Sales Price*	\$1,045,000	\$1,081,000	+ 3.4%	\$741,000	\$1,115,500	+ 50.5%
Inventory of Homes for Sale	26	6	- 76.9%	--	--	--
Months Supply of Inventory	5.5	1.1	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	93	20	- 78.5%	74	63	- 14.9%
Percent of Original List Price Received*	96.3%	101.5%	+ 5.4%	97.1%	99.9%	+ 2.9%
New Listings	6	6	0.0%	20	15	- 25.0%

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

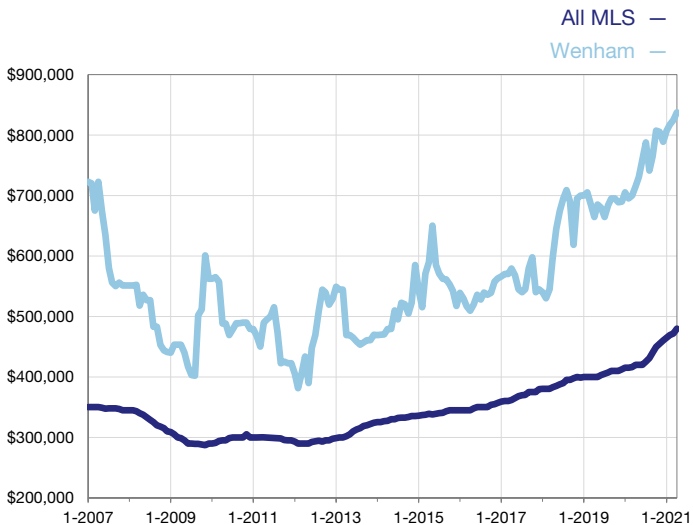
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	4	7	+ 75.0%
Closed Sales	1	0	- 100.0%	1	3	+ 200.0%
Median Sales Price*	\$1,200,000	\$0	- 100.0%	\$1,200,000	\$515,000	- 57.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	237	0	- 100.0%	237	191	- 19.4%
Percent of Original List Price Received*	88.9%	0.0%	- 100.0%	88.9%	96.0%	+ 8.0%
New Listings	0	2	--	5	6	+ 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

