

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	4	- 55.6%	17	21	+ 23.5%
Closed Sales	4	5	+ 25.0%	13	17	+ 30.8%
Median Sales Price*	\$932,000	\$766,500	- 17.8%	\$894,000	\$1,081,000	+ 20.9%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	4.7	1.3	- 72.3%	--	--	--
Cumulative Days on Market Until Sale	27	156	+ 477.8%	60	91	+ 51.7%
Percent of Original List Price Received*	95.5%	104.1%	+ 9.0%	96.6%	101.1%	+ 4.7%
New Listings	7	5	- 28.6%	27	20	- 25.9%

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

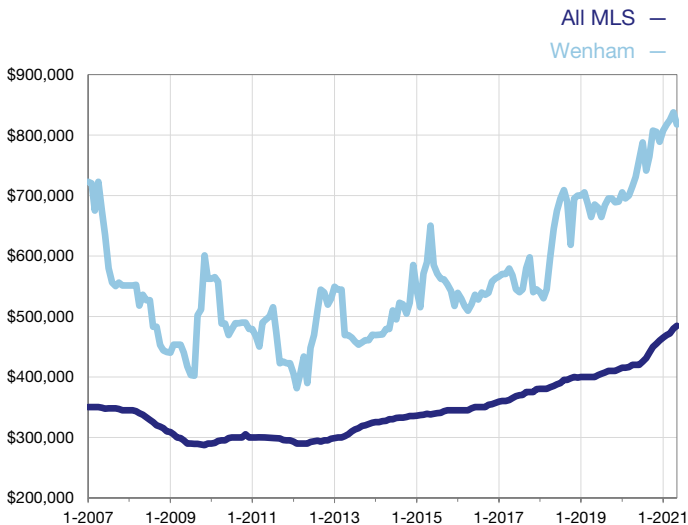
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	2	--	4	8	+ 100.0%
Closed Sales	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$555,000	--	\$1,200,000	\$522,500	- 56.5%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.3	1.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	0	57	--	237	158	- 33.3%
Percent of Original List Price Received*	0.0%	97.4%	--	88.9%	96.4%	+ 8.4%
New Listings	0	1	--	5	7	+ 40.0%

* 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

