

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	5	0.0%	55	49	- 10.9%
Closed Sales	6	7	+ 16.7%	51	46	- 9.8%
Median Sales Price*	\$837,500	\$1,095,000	+ 30.7%	\$865,000	\$925,000	+ 6.9%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	23	64	+ 178.3%	73	54	- 26.0%
Percent of Original List Price Received*	103.2%	99.7%	- 3.4%	98.6%	103.7%	+ 5.2%
New Listings	2	0	- 100.0%	60	49	- 18.3%

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

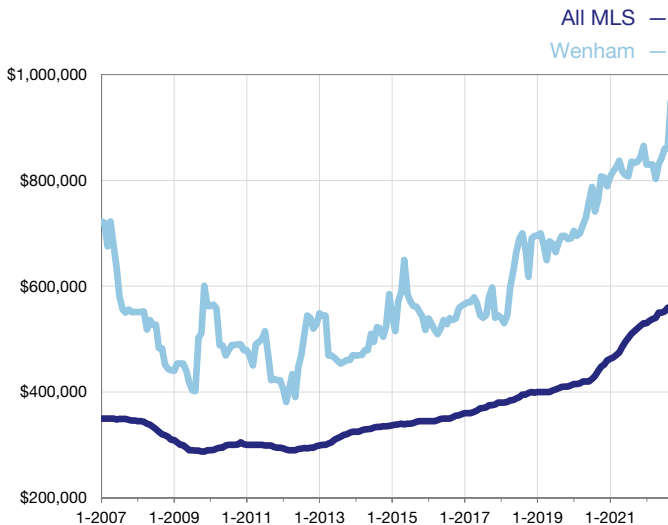
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	17	12	- 29.4%
Closed Sales	3	3	0.0%	10	16	+ 60.0%
Median Sales Price*	\$597,000	\$1,300,000	+ 117.8%	\$522,500	\$1,212,500	+ 132.1%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	115	90	- 21.7%	104	55	- 47.1%
Percent of Original List Price Received*	101.0%	101.3%	+ 0.3%	98.8%	101.3%	+ 2.5%
New Listings	0	0	--	21	15	- 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

