

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	12	8	- 33.3%
Closed Sales	5	2	- 60.0%	9	4	- 55.6%
Median Sales Price*	\$835,000	\$757,500	- 9.3%	\$725,000	\$757,500	+ 4.5%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	175	14	- 92.0%	103	56	- 45.6%
Percent of Original List Price Received*	99.4%	106.8%	+ 7.4%	100.4%	101.4%	+ 1.0%
New Listings	9	8	- 11.1%	15	13	- 13.3%

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

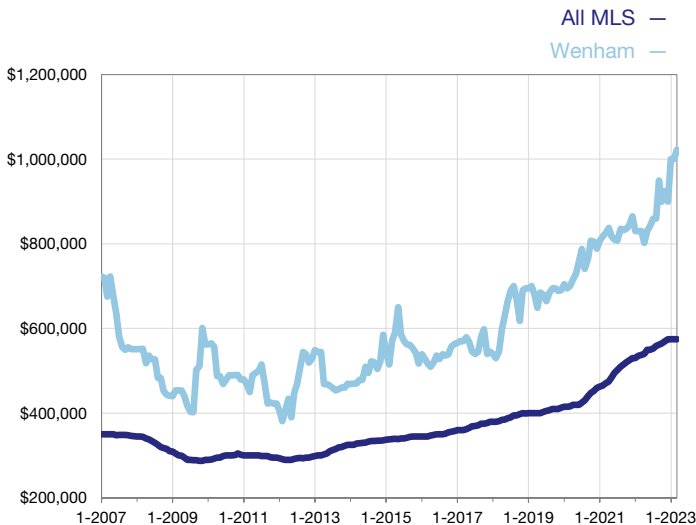
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Median Sales Price*	\$333,272	\$353,898	+ 6.2%	\$333,272	\$401,321	+ 20.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	2.7	+ 170.0%	--	--	--
Cumulative Days on Market Until Sale	22	22	0.0%	22	22	0.0%
Percent of Original List Price Received*	100.0%	99.7%	- 0.3%	100.0%	99.9%	- 0.1%
New Listings	2	0	- 100.0%	4	2	- 50.0%

* 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

