

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	21	11	- 47.6%
Closed Sales	3	1	- 66.7%	12	5	- 58.3%
Median Sales Price*	\$1,262,500	\$730,000	- 42.2%	\$747,500	\$730,000	- 2.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	82	48	- 41.5%
Percent of Original List Price Received*	111.2%	104.4%	- 6.1%	103.1%	102.0%	- 1.1%
New Listings	3	2	- 33.3%	18	15	- 16.7%

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

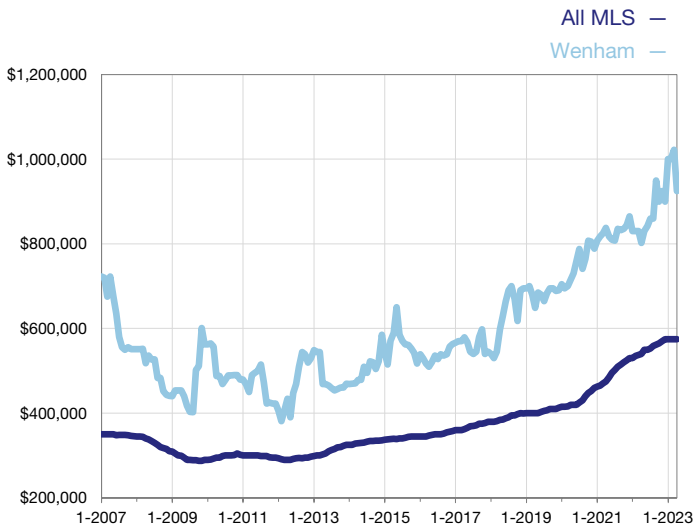
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	6	2	- 66.7%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$518,062	\$0	- 100.0%	\$425,667	\$401,321	- 5.7%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.4	3.0	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	21	22	+ 4.8%
Percent of Original List Price Received*	110.5%	0.0%	- 100.0%	105.2%	99.9%	- 5.0%
New Listings	3	0	- 100.0%	7	2	- 71.4%

* 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

