

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	24	15	- 37.5%
Closed Sales	7	5	- 28.6%	19	10	- 47.4%
Median Sales Price*	\$870,000	\$755,000	- 13.2%	\$770,000	\$742,500	- 3.6%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	57	34	- 40.4%
Percent of Original List Price Received*	112.4%	110.6%	- 1.6%	106.5%	106.3%	- 0.2%
New Listings	3	3	0.0%	21	18	- 14.3%

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

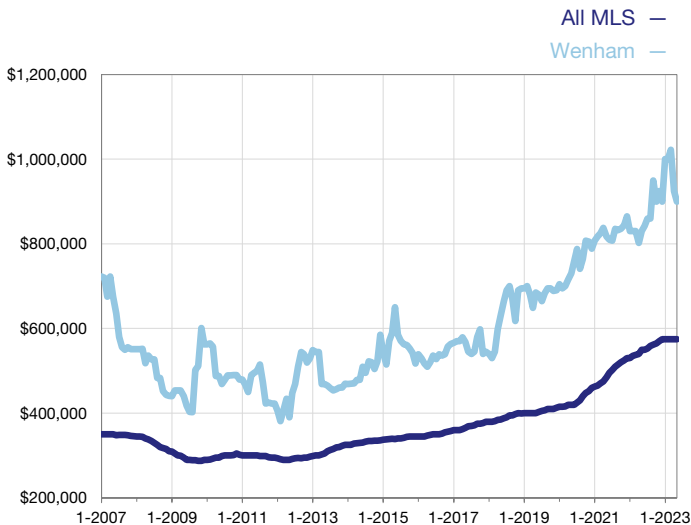
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	7	4	- 42.9%
Closed Sales	4	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$1,240,000	\$0	- 100.0%	\$879,031	\$401,321	- 54.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	62	0	- 100.0%	48	22	- 54.2%
Percent of Original List Price Received*	105.1%	0.0%	- 100.0%	105.2%	99.9%	- 5.0%
New Listings	1	1	0.0%	8	3	- 62.5%

* 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

