

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wenham

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	28	23	- 17.9%
Closed Sales	8	6	- 25.0%	27	16	- 40.7%
Median Sales Price*	\$1,397,500	<b>\$1,210,000</b>	- 13.4%	\$870,000	<b>\$805,000</b>	- 7.5%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.9	<b>0.8</b>	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	70	<b>14</b>	- 80.0%	61	<b>27</b>	- 55.7%
Percent of Original List Price Received*	106.4%	<b>110.4%</b>	+ 3.8%	106.5%	<b>107.8%</b>	+ 1.2%
New Listings	10	8	- 20.0%	31	26	- 16.1%

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

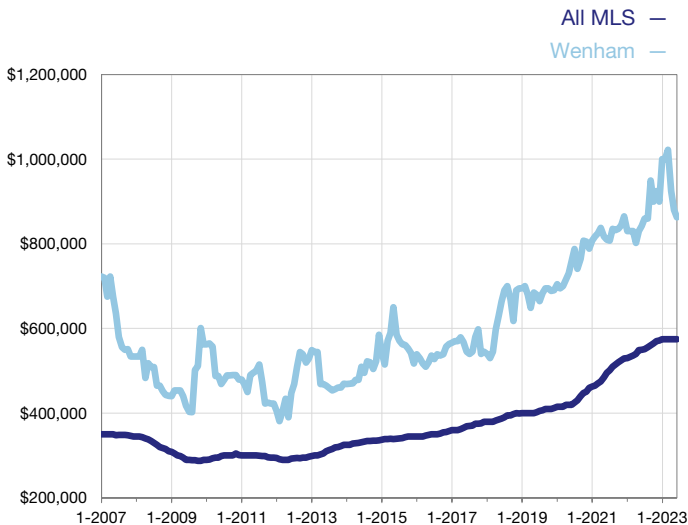
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	7	6	- 14.3%
Closed Sales	2	1	- 50.0%	8	3	- 62.5%
Median Sales Price*	\$1,200,000	<b>\$595,000</b>	- 50.4%	\$1,200,000	<b>\$448,743</b>	- 62.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.5	<b>0.8</b>	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	25	<b>16</b>	- 36.0%	42	<b>20</b>	- 52.4%
Percent of Original List Price Received*	100.0%	<b>101.7%</b>	+ 1.7%	103.9%	<b>100.5%</b>	- 3.3%
New Listings	0	1	--	8	4	- 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

