

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	31	23	- 25.8%
Closed Sales	1	4	+ 300.0%	28	20	- 28.6%
Median Sales Price*	\$1,400,000	\$980,000	- 30.0%	\$885,000	\$805,000	- 9.0%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	9	26	+ 188.9%	59	26	- 55.9%
Percent of Original List Price Received*	125.6%	92.7%	- 26.2%	107.2%	104.8%	- 2.2%
New Listings	4	2	- 50.0%	35	28	- 20.0%

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

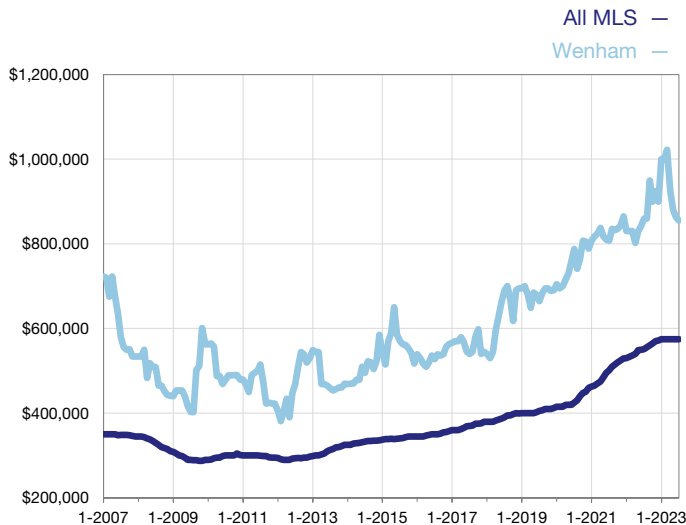
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	8	6	- 25.0%
Closed Sales	0	1	--	8	4	- 50.0%
Median Sales Price*	\$0	\$1,375,000	--	\$1,200,000	\$521,872	- 56.5%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	0	158	--	42	54	+ 28.6%
Percent of Original List Price Received*	0.0%	86.0%	--	103.9%	96.9%	- 6.7%
New Listings	2	0	- 100.0%	10	4	- 60.0%

* 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

