

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	36	24	- 33.3%
Closed Sales	6	2	- 66.7%	34	22	- 35.3%
Median Sales Price*	\$784,500	\$1,180,000	+ 50.4%	\$870,000	\$812,500	- 6.6%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	2.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	30	16	- 46.7%	54	25	- 53.7%
Percent of Original List Price Received*	98.3%	109.7%	+ 11.6%	105.6%	105.3%	- 0.3%
New Listings	2	7	+ 250.0%	37	34	- 8.1%

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

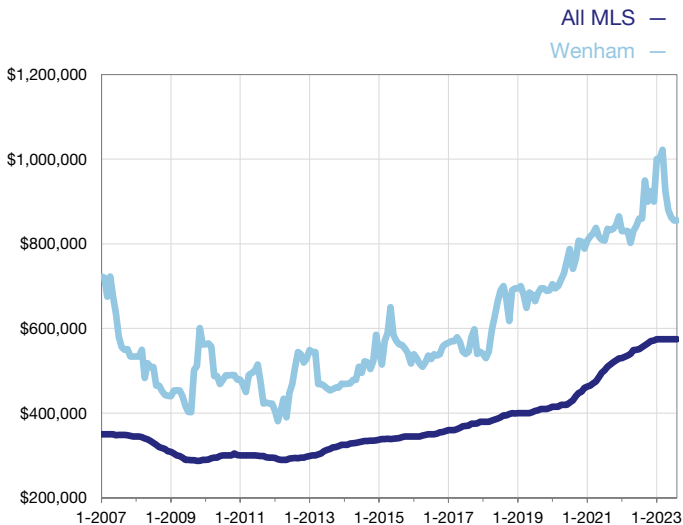
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	9	8	- 11.1%
Closed Sales	2	3	+ 50.0%	10	7	- 30.0%
Median Sales Price*	\$750,699	\$1,280,000	+ 70.5%	\$1,200,000	\$595,000	- 50.4%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	66	286	+ 333.3%	47	154	+ 227.7%
Percent of Original List Price Received*	101.0%	98.4%	- 2.6%	103.3%	97.5%	- 5.6%
New Listings	2	1	- 50.0%	12	5	- 58.3%

* 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

