

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	39	25	- 35.9%
Closed Sales	4	2	- 50.0%	38	24	- 36.8%
Median Sales Price*	\$1,297,500	\$1,080,000	- 16.8%	\$925,000	\$835,000	- 9.7%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	2.4	4.2	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	31	24	- 22.6%	52	25	- 51.9%
Percent of Original List Price Received*	95.1%	101.4%	+ 6.6%	104.5%	104.9%	+ 0.4%
New Listings	8	5	- 37.5%	45	39	- 13.3%

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

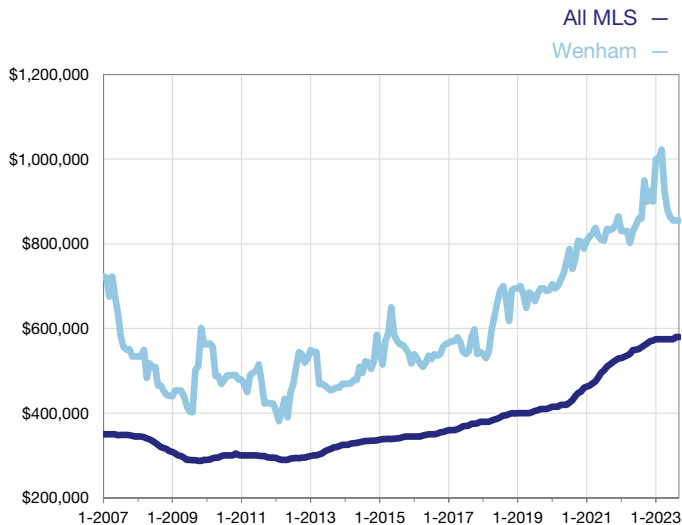
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	10	9	- 10.0%
Closed Sales	2	2	0.0%	12	9	- 25.0%
Median Sales Price*	\$349,159	\$973,814	+ 178.9%	\$859,031	\$595,000	- 30.7%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	32	31	- 3.1%	44	126	+ 186.4%
Percent of Original List Price Received*	100.0%	105.8%	+ 5.8%	102.7%	99.4%	- 3.2%
New Listings	2	1	- 50.0%	14	6	- 57.1%

* 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

