

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	44	31	- 29.5%
Closed Sales	1	2	+ 100.0%	39	26	- 33.3%
Median Sales Price*	\$600,000	\$1,240,000	+ 106.7%	\$900,000	\$855,000	- 5.0%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.9	3.1	+ 63.2%	--	--	--
Cumulative Days on Market Until Sale	77	20	- 74.0%	52	25	- 51.9%
Percent of Original List Price Received*	100.2%	103.5%	+ 3.3%	104.4%	104.8%	+ 0.4%
New Listings	2	3	+ 50.0%	47	42	- 10.6%

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

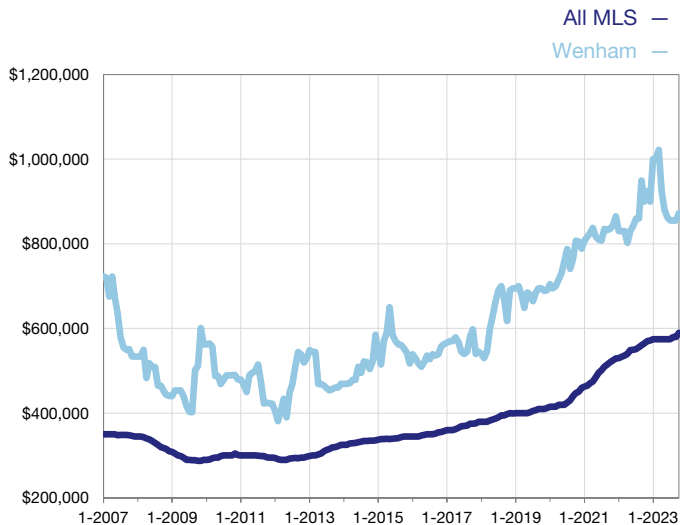
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	11	9	- 18.2%
Closed Sales	1	0	- 100.0%	13	9	- 30.8%
Median Sales Price*	\$1,400,000	\$0	- 100.0%	\$1,200,000	\$595,000	- 50.4%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	73	0	- 100.0%	47	126	+ 168.1%
Percent of Original List Price Received*	83.6%	0.0%	- 100.0%	101.3%	99.4%	- 1.9%
New Listings	1	0	- 100.0%	15	6	- 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

