

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wenham

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	46	31	- 32.6%
Closed Sales	7	6	- 14.3%	46	32	- 30.4%
Median Sales Price*	\$1,095,000	<b>\$1,115,000</b>	+ 1.8%	\$925,000	<b>\$907,500</b>	- 1.9%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	3.3	+ 153.8%	--	--	--
Cumulative Days on Market Until Sale	64	30	- 53.1%	54	26	- 51.9%
Percent of Original List Price Received*	99.7%	97.1%	- 2.6%	103.7%	103.4%	- 0.3%
New Listings	0	1	--	47	43	- 8.5%

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

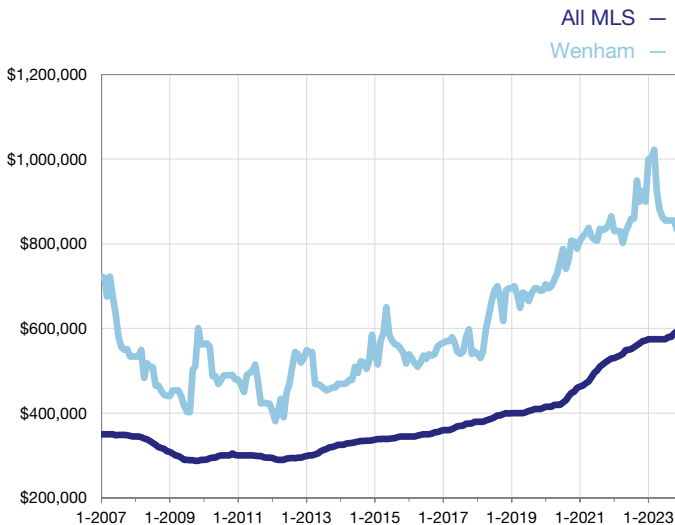
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	12	9	- 25.0%
Closed Sales	3	0	- 100.0%	16	9	- 43.8%
Median Sales Price*	\$1,300,000	<b>\$0</b>	- 100.0%	\$1,212,500	<b>\$595,000</b>	- 50.9%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	90	0	- 100.0%	55	126	+ 129.1%
Percent of Original List Price Received*	101.3%	0.0%	- 100.0%	101.3%	99.4%	- 1.9%
New Listings	0	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

