

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	48	32	- 33.3%
Closed Sales	3	0	- 100.0%	49	33	- 32.7%
Median Sales Price*	\$833,000	\$0	- 100.0%	\$900,000	\$960,000	+ 6.7%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	2.1	+ 320.0%	--	--	--
Cumulative Days on Market Until Sale	39	0	- 100.0%	53	27	- 49.1%
Percent of Original List Price Received*	94.6%	0.0%	- 100.0%	103.1%	103.0%	- 0.1%
New Listings	0	0	--	47	43	- 8.5%

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

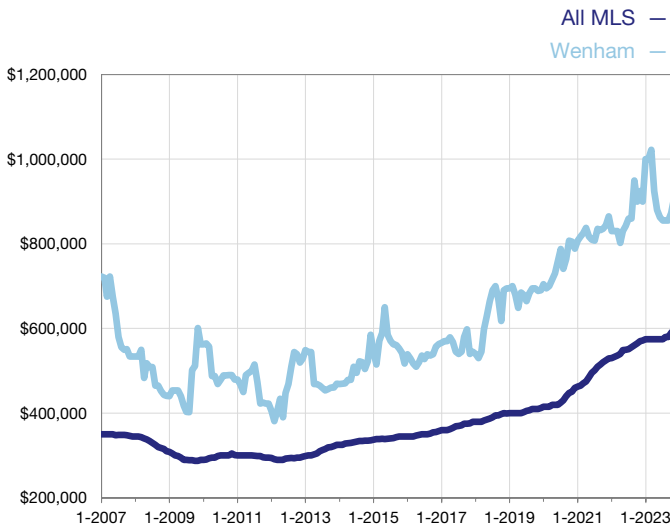
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	12	9	- 25.0%
Closed Sales	3	0	- 100.0%	19	9	- 52.6%
Median Sales Price*	\$1,310,000	\$0	- 100.0%	\$1,240,000	\$595,000	- 52.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	30	0	- 100.0%	51	126	+ 147.1%
Percent of Original List Price Received*	102.3%	0.0%	- 100.0%	101.4%	99.4%	- 2.0%
New Listings	1	0	- 100.0%	16	6	- 62.5%

* 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

