

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wenham

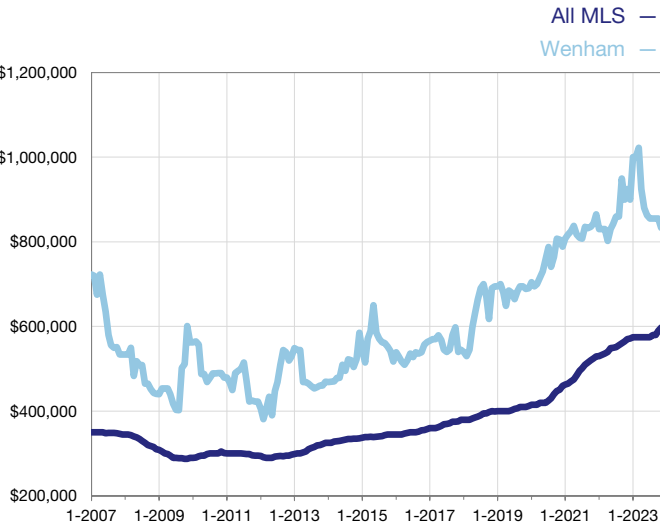
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$1,077,500	\$0	- 100.0%	\$1,077,500	\$0	- 100.0%
Inventory of Homes for Sale	2	11	+ 450.0%	--	--	--
Months Supply of Inventory	0.5	3.4	+ 580.0%	--	--	--
Cumulative Days on Market Until Sale	98	0	- 100.0%	98	0	- 100.0%
Percent of Original List Price Received*	95.9%	0.0%	- 100.0%	95.9%	0.0%	- 100.0%
New Listings	2	6	+ 200.0%	2	6	+ 200.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$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	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	1	0	- 100.0%	1	0	- 100.0%

\* 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

