

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

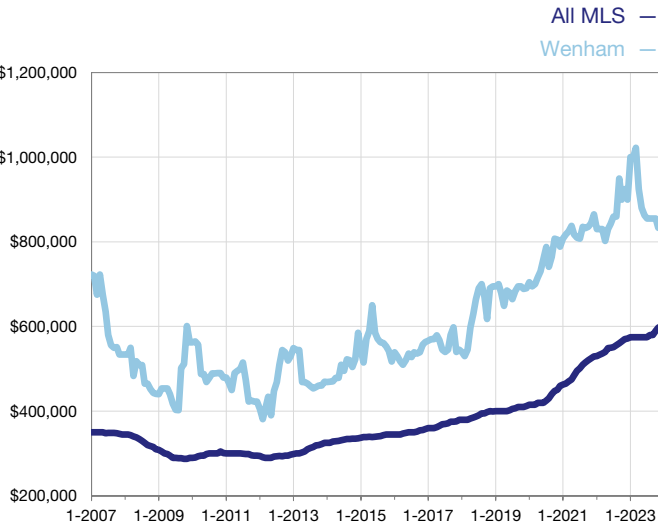
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	3	5	+ 66.7%
Closed Sales	0	2	--	2	2	0.0%
Median Sales Price*	\$0	\$1,262,500	--	\$1,077,500	\$1,262,500	+ 17.2%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	1.1	3.3	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	0	62	--	98	62	- 36.7%
Percent of Original List Price Received*	0.0%	86.8%	--	95.9%	86.8%	- 9.5%
New Listings	3	2	- 33.3%	5	9	+ 80.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$448,743	\$0	- 100.0%	\$448,743	\$0	- 100.0%
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	21	0	- 100.0%	21	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	2	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

