

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wenham

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	6	+ 100.0%	6	11	+ 83.3%
Closed Sales	2	3	+ 50.0%	4	5	+ 25.0%
Median Sales Price*	\$757,500	<b>\$998,000</b>	+ 31.7%	\$757,500	<b>\$998,000</b>	+ 31.7%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	14	73	+ 421.4%	56	69	+ 23.2%
Percent of Original List Price Received*	106.8%	<b>102.0%</b>	- 4.5%	101.4%	<b>95.9%</b>	- 5.4%
New Listings	7	3	- 57.1%	12	12	0.0%

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

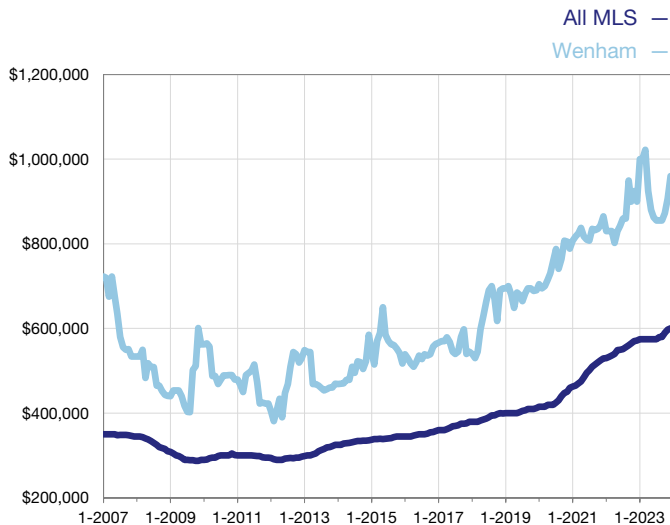
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$353,898	<b>\$0</b>	- 100.0%	\$401,321	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	22	0	- 100.0%
Percent of Original List Price Received*	99.7%	<b>0.0%</b>	- 100.0%	99.9%	<b>0.0%</b>	- 100.0%
New Listings	0	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

