

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

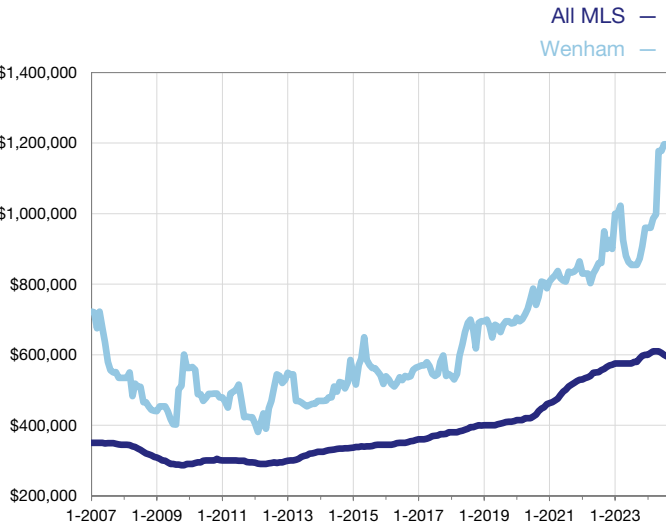
| Single-Family Properties | August | | | Year to Date | | |
|--|-------------|-------------|----------|--------------|-------------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 3 | 3 | 0.0% | 24 | 31 | + 29.2% |
| Closed Sales | 2 | 5 | + 150.0% | 22 | 28 | + 27.3% |
| Median Sales Price* | \$1,180,000 | \$1,100,000 | - 6.8% | \$812,500 | \$1,100,000 | + 35.4% |
| Inventory of Homes for Sale | 9 | 9 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 2.6 | - 7.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 16 | 80 | + 400.0% | 25 | 58 | + 132.0% |
| Percent of Original List Price Received* | 109.7% | 97.8% | - 10.8% | 105.3% | 98.9% | - 6.1% |
| New Listings | 7 | 4 | - 42.9% | 34 | 36 | + 5.9% |

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

| Condominium Properties | August | | | Year to Date | | |
|--|-------------|------|----------|--------------|------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 2 | 1 | - 50.0% | 8 | 1 | - 87.5% |
| Closed Sales | 3 | 0 | - 100.0% | 7 | 0 | - 100.0% |
| Median Sales Price* | \$1,280,000 | \$0 | - 100.0% | \$595,000 | \$0 | - 100.0% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 1.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 286 | 0 | - 100.0% | 154 | 0 | - 100.0% |
| Percent of Original List Price Received* | 98.4% | 0.0% | - 100.0% | 97.5% | 0.0% | - 100.0% |
| New Listings | 1 | 1 | 0.0% | 5 | 2 | - 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

