

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

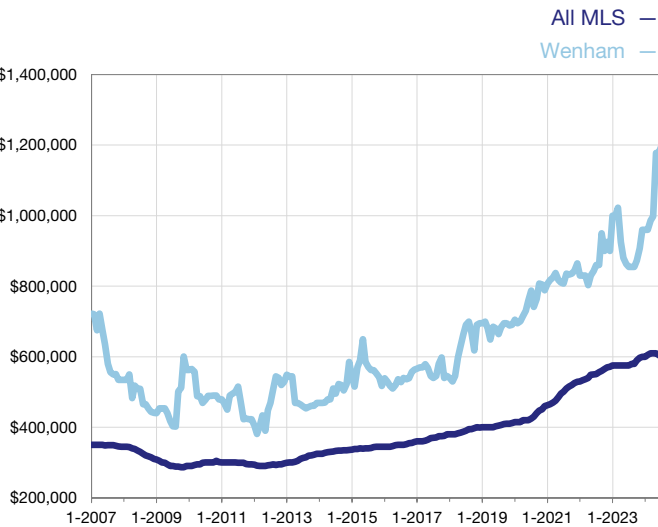
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	25	35	+ 40.0%
Closed Sales	2	0	- 100.0%	24	28	+ 16.7%
Median Sales Price*	\$1,080,000	\$0	- 100.0%	\$835,000	\$1,100,000	+ 31.7%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	4.2	1.6	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	25	58	+ 132.0%
Percent of Original List Price Received*	101.4%	0.0%	- 100.0%	104.9%	98.9%	- 5.7%
New Listings	5	2	- 60.0%	39	38	- 2.6%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	9	1	- 88.9%
Closed Sales	2	1	- 50.0%	9	1	- 88.9%
Median Sales Price*	\$973,814	\$367,299	- 62.3%	\$595,000	\$367,299	- 38.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	31	3	- 90.3%	126	3	- 97.6%
Percent of Original List Price Received*	105.8%	100.0%	- 5.5%	99.4%	100.0%	+ 0.6%
New Listings	1	0	- 100.0%	6	2	- 66.7%

* 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

