

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	4	- 20.0%	30	39	+ 30.0%
Closed Sales	2	6	+ 200.0%	26	34	+ 30.8%
Median Sales Price*	\$1,240,000	\$1,082,500	- 12.7%	\$855,000	\$1,100,000	+ 28.7%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	3.6	1.1	- 69.4%	--	--	--
Cumulative Days on Market Until Sale	20	43	+ 115.0%	25	56	+ 124.0%
Percent of Original List Price Received*	103.5%	88.6%	- 14.4%	104.8%	97.1%	- 7.3%
New Listings	3	1	- 66.7%	42	41	- 2.4%

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

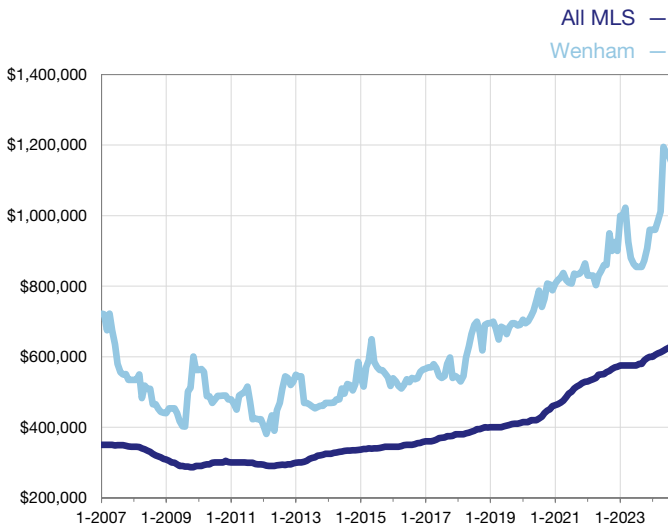
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	9	1	- 88.9%
Closed Sales	0	0	--	9	1	- 88.9%
Median Sales Price*	\$0	\$0	--	\$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	0	0	--	126	3	- 97.6%
Percent of Original List Price Received*	0.0%	0.0%	--	99.4%	100.0%	+ 0.6%
New Listings	0	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

