

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

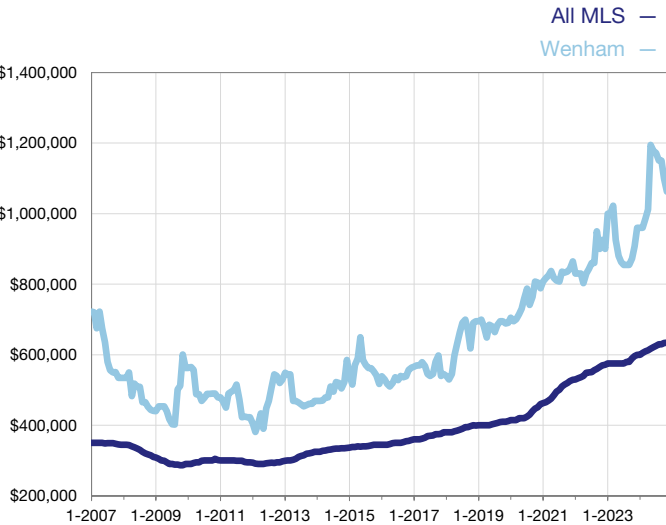
Single-Family Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	2	+ 100.0%	31	41	+ 32.3%
Closed Sales				7	5	- 28.6%	33	39	+ 18.2%
Median Sales Price*				\$1,265,000	\$815,000	- 35.6%	\$960,000	\$998,000	+ 4.0%
Inventory of Homes for Sale				10	3	- 70.0%	--	--	--
Months Supply of Inventory				3.3	0.8	- 75.8%	--	--	--
Cumulative Days on Market Until Sale				36	63	+ 75.0%	27	57	+ 111.1%
Percent of Original List Price Received*				96.1%	91.3%	- 5.0%	103.0%	96.4%	- 6.4%
New Listings				1	1	0.0%	43	42	- 2.3%

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

Condominium Properties				November			Year to Date		
Key Metrics				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

