

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

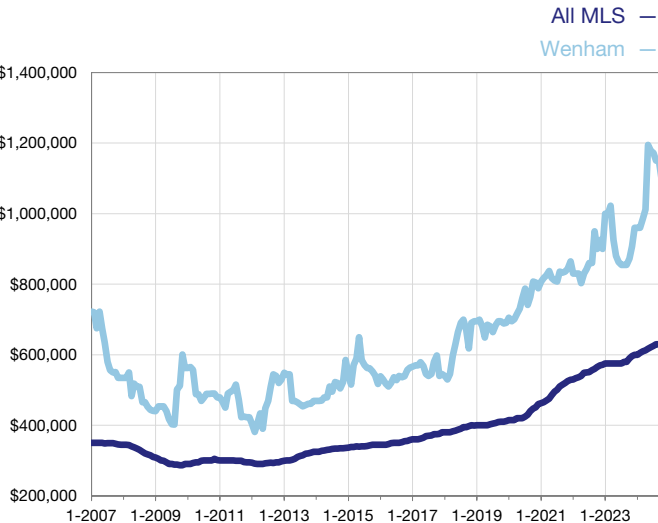
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	31	42	+ 35.5%
Closed Sales	0	2	--	33	41	+ 24.2%
Median Sales Price*	\$0	\$925,000	--	\$960,000	\$985,000	+ 2.6%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	2.9	0.6	- 79.3%	--	--	--
Cumulative Days on Market Until Sale	0	28	--	27	55	+ 103.7%
Percent of Original List Price Received*	0.0%	99.9%	--	103.0%	96.5%	- 6.3%
New Listings	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	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	9	2	- 77.8%
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	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
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	1	--	6	3	- 50.0%

* 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

