

# Wenham

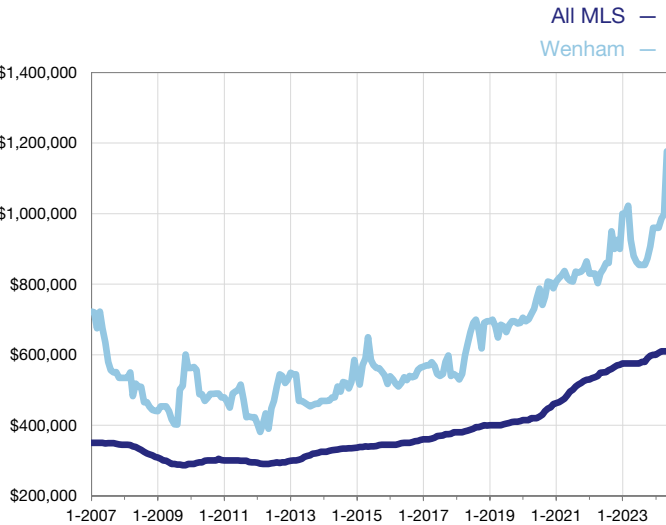
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	7	+ 75.0%	15	22	+ 46.7%
Closed Sales	5	6	+ 20.0%	10	14	+ 40.0%
Median Sales Price*	\$755,000	\$1,215,000	+ 60.9%	\$742,500	\$1,112,500	+ 49.8%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	20	60	+ 200.0%	34	72	+ 111.8%
Percent of Original List Price Received*	110.6%	105.2%	- 4.9%	106.3%	98.1%	- 7.7%
New Listings	3	2	- 33.3%	17	22	+ 29.4%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	4	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$401,321	\$0	- 100.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	22	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	99.9%	0.0%	- 100.0%
New Listings	1	1	0.0%	3	1	- 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

