

Wenham

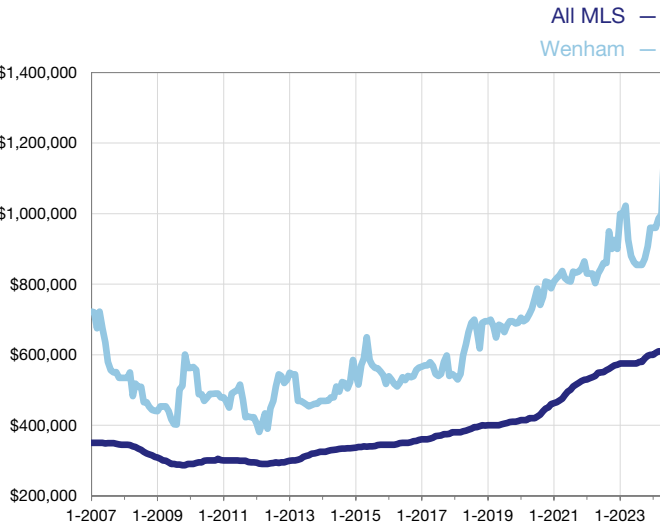
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	21	25	+ 19.0%
Closed Sales	6	6	0.0%	16	20	+ 25.0%
Median Sales Price*	\$1,210,000	\$1,232,500	+ 1.9%	\$805,000	\$1,175,000	+ 46.0%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	14	18	+ 28.6%	27	55	+ 103.7%
Percent of Original List Price Received*	110.4%	104.6%	- 5.3%	107.8%	100.0%	- 7.2%
New Listings	8	5	- 37.5%	25	27	+ 8.0%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	5	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$595,000	\$0	- 100.0%	\$448,743	\$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	16	0	- 100.0%	20	0	- 100.0%
Percent of Original List Price Received*	101.7%	0.0%	- 100.0%	100.5%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	4	1	- 75.0%

* 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

