

Wenham

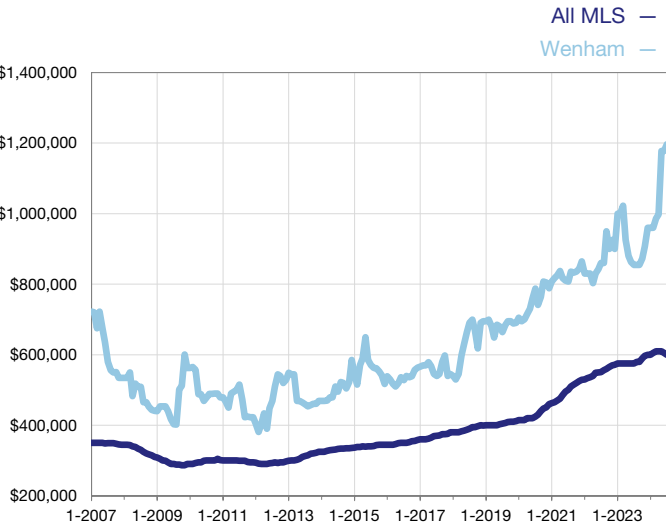
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	5	--	21	29	+ 38.1%
Closed Sales	4	2	- 50.0%	20	22	+ 10.0%
Median Sales Price*	\$980,000	\$887,500	- 9.4%	\$805,000	\$1,125,000	+ 39.8%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	26	50	+ 92.3%	26	55	+ 111.5%
Percent of Original List Price Received*	92.7%	94.7%	+ 2.2%	104.8%	99.6%	- 5.0%
New Listings	2	5	+ 150.0%	27	33	+ 22.2%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	6	0	- 100.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$1,375,000	\$0	- 100.0%	\$521,872	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	158	0	- 100.0%	54	0	- 100.0%
Percent of Original List Price Received*	86.0%	0.0%	- 100.0%	96.9%	0.0%	- 100.0%
New Listings	0	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

