

Wenham

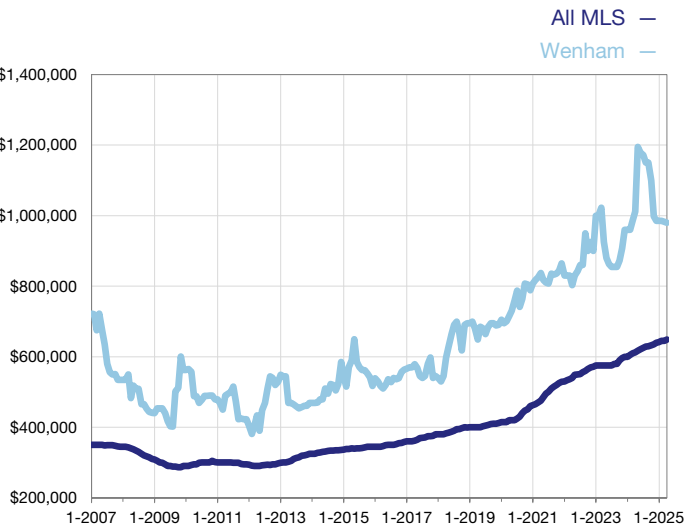
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	15	9	- 40.0%
Closed Sales	3	2	- 33.3%	8	6	- 25.0%
Median Sales Price*	\$1,025,000	\$1,210,000	+ 18.0%	\$1,011,500	\$1,210,000	+ 19.6%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	99	12	- 87.9%	80	68	- 15.0%
Percent of Original List Price Received*	87.5%	120.5%	+ 37.7%	92.8%	104.6%	+ 12.7%
New Listings	8	5	- 37.5%	20	12	- 40.0%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	2	--
Closed Sales	0	3	--	0	3	--
Median Sales Price*	\$0	\$1,274,000	--	\$0	\$1,274,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	102	--	0	102	--
Percent of Original List Price Received*	0.0%	95.4%	--	0.0%	95.4%	--
New Listings	0	0	--	0	2	--

* 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

