

Wenham

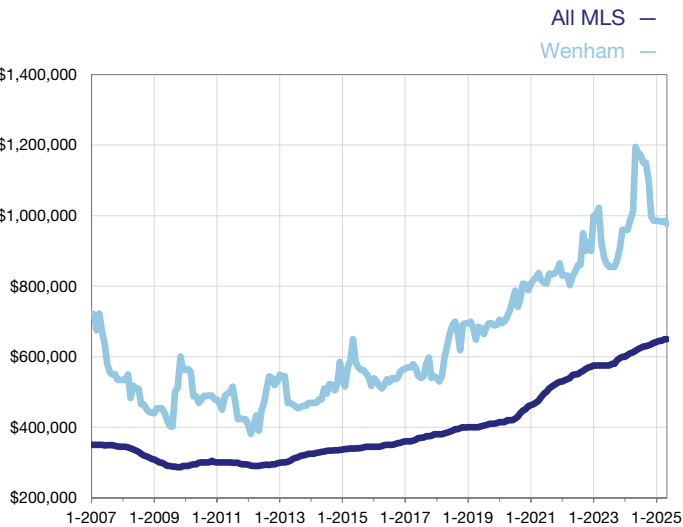
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	21	16	- 23.8%
Closed Sales	6	3	- 50.0%	14	9	- 35.7%
Median Sales Price*	\$1,215,000	\$775,000	- 36.2%	\$1,112,500	\$995,000	- 10.6%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	60	18	- 70.0%	72	51	- 29.2%
Percent of Original List Price Received*	105.2%	107.3%	+ 2.0%	98.1%	105.5%	+ 7.5%
New Listings	2	7	+ 250.0%	22	19	- 13.6%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	0	3	--
Closed Sales	0	0	--	0	3	--
Median Sales Price*	\$0	\$0	--	\$0	\$1,274,000	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	102	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	95.4%	--
New Listings	1	1	0.0%	1	3	+ 200.0%

* 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

