

# Wenham

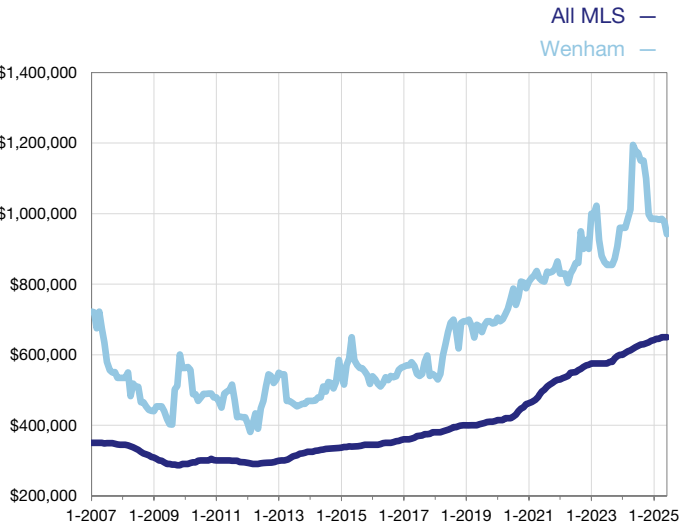
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	24	18	- 25.0%
Closed Sales	7	7	0.0%	21	16	- 23.8%
Median Sales Price*	\$1,150,000	\$1,362,000	+ 18.4%	\$1,150,000	\$1,075,500	- 6.5%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	19	16	- 15.8%	54	36	- 33.3%
Percent of Original List Price Received*	102.7%	108.0%	+ 5.2%	99.6%	106.6%	+ 7.0%
New Listings	6	3	- 50.0%	28	22	- 21.4%

\* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	3	--
Closed Sales	0	0	--	0	3	--
Median Sales Price*	\$0	\$0	--	\$0	\$1,274,000	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
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	0	1	--	1	4	+ 300.0%

\* 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

