

# Wenham

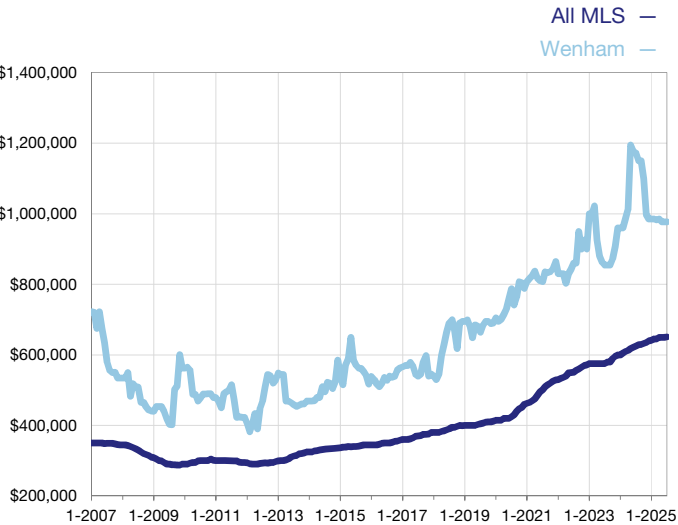
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	28	19	- 32.1%
Closed Sales	2	2	0.0%	23	18	- 21.7%
Median Sales Price*	\$887,500	\$787,500	- 11.3%	\$1,100,000	\$1,023,000	- 7.0%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	50	9	- 82.0%	54	33	- 38.9%
Percent of Original List Price Received*	94.7%	108.8%	+ 14.9%	99.2%	106.8%	+ 7.7%
New Listings	5	5	0.0%	33	27	- 18.2%

\* 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		
	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	0.7	1.0	+ 42.9%	--	--	--
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	0	--	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

