

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	4	+ 300.0%	42	34	- 19.0%
Closed Sales	2	2	0.0%	41	28	- 31.7%
Median Sales Price*	\$925,000	\$1,428,200	+ 54.4%	\$985,000	\$1,053,750	+ 7.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	28	68	+ 142.9%	55	33	- 40.0%
Percent of Original List Price Received*	99.9%	94.0%	- 5.9%	96.5%	104.4%	+ 8.2%
New Listings	0	0	--	42	45	+ 7.1%

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

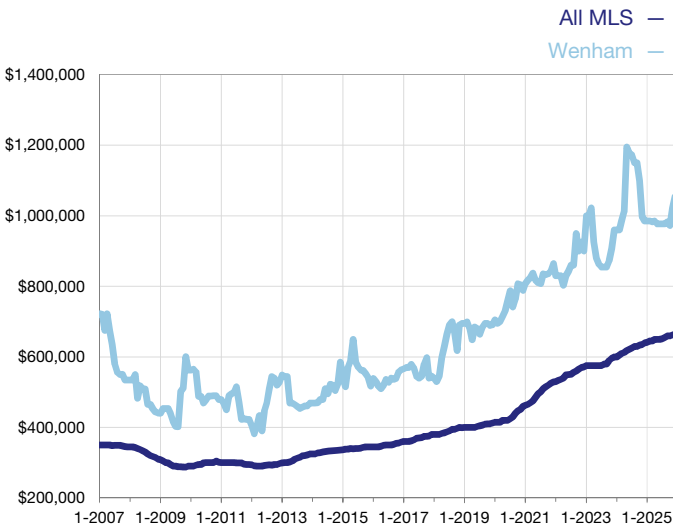
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	2	6	+ 200.0%
Closed Sales	0	1	--	1	7	+ 600.0%
Median Sales Price*	\$0	\$318,530	--	\$367,299	\$789,500	+ 114.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	3	--	3	68	+ 2,166.7%
Percent of Original List Price Received*	0.0%	100.0%	--	100.0%	96.3%	- 3.7%
New Listings	1	0	- 100.0%	3	7	+ 133.3%

* 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

