

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	6	+ 20.0%	9	14	+ 55.6%
Closed Sales	2	3	+ 50.0%	6	12	+ 100.0%
Median Sales Price*	\$1,210,000	\$2,250,000	+ 86.0%	\$1,210,000	\$1,034,250	- 14.5%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	12	140	+ 1,066.7%	68	92	+ 35.3%
Percent of Original List Price Received*	120.5%	93.3%	- 22.6%	104.6%	97.8%	- 6.5%
New Listings	5	6	+ 20.0%	12	14	+ 16.7%

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

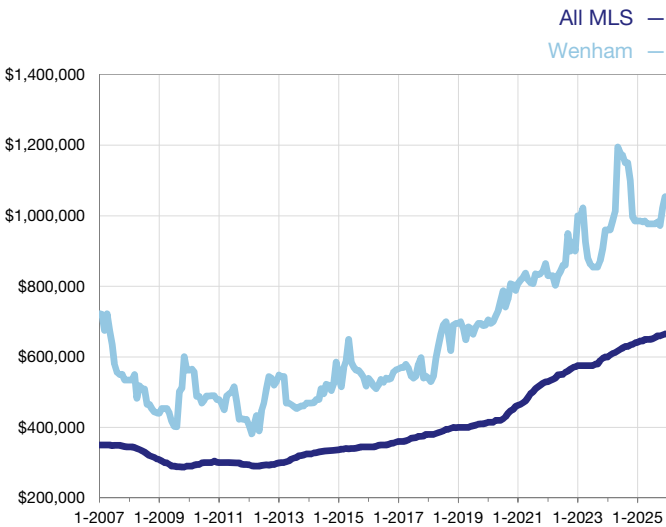
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	2	1	- 50.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$1,274,000	\$1,460,000	+ 14.6%	\$1,274,000	\$1,460,000	+ 14.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	102	119	+ 16.7%	102	119	+ 16.7%
Percent of Original List Price Received*	95.4%	91.8%	- 3.8%	95.4%	91.8%	- 3.8%
New Listings	0	0	--	2	0	- 100.0%

* 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

