

Wenham

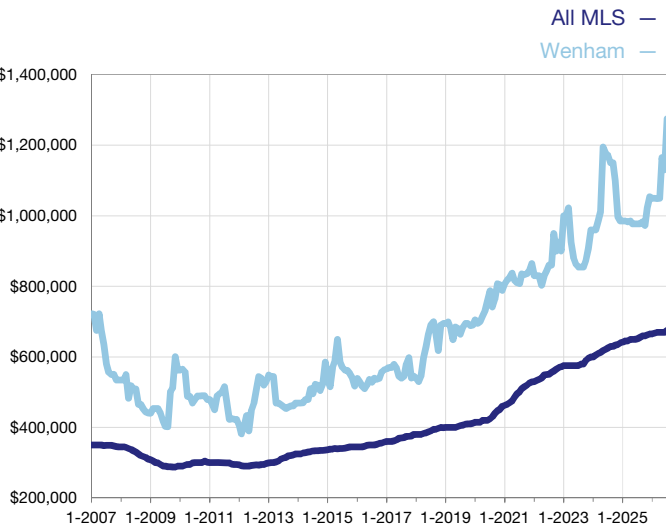
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	19	27	+ 42.1%
Closed Sales	2	5	+ 150.0%	18	26	+ 44.4%
Median Sales Price*	\$787,500	\$1,700,000	+ 115.9%	\$1,023,000	\$1,452,500	+ 42.0%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.9	1.3	- 55.2%	--	--	--
Cumulative Days on Market Until Sale	9	30	+ 233.3%	33	64	+ 93.9%
Percent of Original List Price Received*	108.8%	100.4%	- 7.7%	106.8%	100.0%	- 6.4%
New Listings	5	5	0.0%	27	28	+ 3.7%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	\$0	--	\$1,274,000	\$1,460,000	+ 14.6%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	1.0	3.0	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	102	119	+ 16.7%
Percent of Original List Price Received*	0.0%	0.0%	--	95.4%	91.8%	- 3.8%
New Listings	0	3	--	4	4	0.0%

* 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

