

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

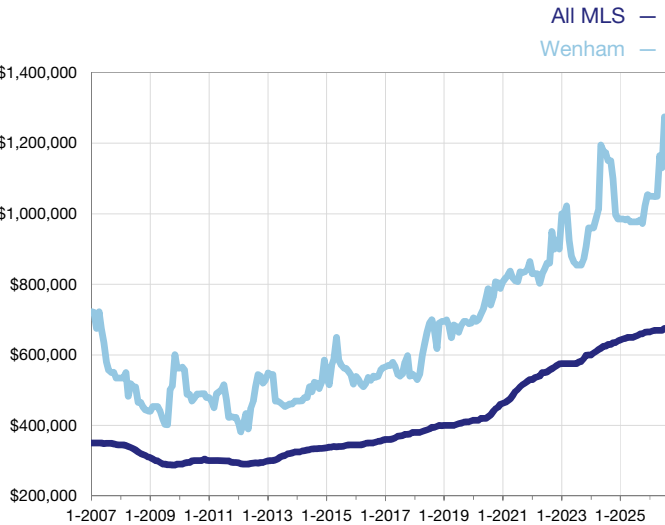
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				3	3	0.0%	22	29	+ 31.8%
Closed Sales				1	4	+ 300.0%	19	30	+ 57.9%
Median Sales Price*				\$1,500,000	\$1,068,000	- 28.8%	\$1,051,000	\$1,302,500	+ 23.9%
Inventory of Homes for Sale				7	6	- 14.3%	--	--	--
Months Supply of Inventory				2.5	1.7	- 32.0%	--	--	--
Cumulative Days on Market Until Sale				21	20	- 4.8%	32	58	+ 81.3%
Percent of Original List Price Received*				100.1%	117.4%	+ 17.3%	106.5%	102.4%	- 3.8%
New Listings				4	4	0.0%	31	32	+ 3.2%

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

Condominium Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				0	1	--	3	2	- 33.3%
Closed Sales				1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*				\$700,000	\$0	- 100.0%	\$1,031,750	\$1,460,000	+ 41.5%
Inventory of Homes for Sale				1	3	+ 200.0%	--	--	--
Months Supply of Inventory				1.0	2.4	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale				2	0	- 100.0%	77	119	+ 54.5%
Percent of Original List Price Received*				107.7%	0.0%	- 100.0%	98.4%	91.8%	- 6.7%
New Listings				0	0	--	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

