

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wenham

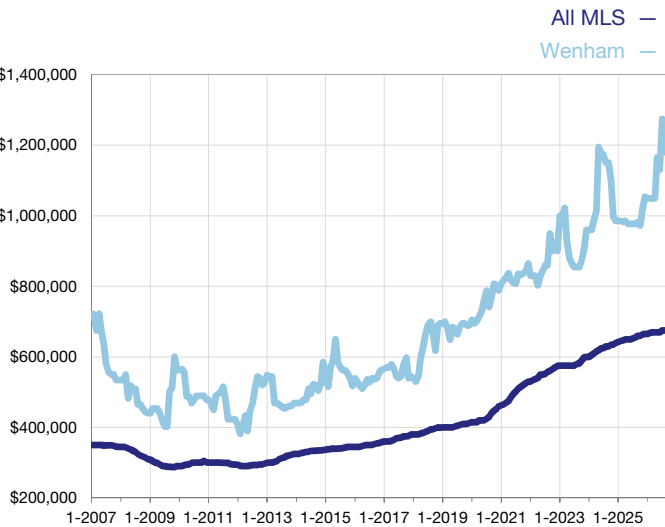
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	24	32	+ 33.3%
Closed Sales	2	3	+ 50.0%	21	33	+ 57.1%
Median Sales Price*	\$1,162,000	\$1,153,000	- 0.8%	\$1,051,000	\$1,235,000	+ 17.5%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	3.5	1.3	- 62.9%	--	--	--
Cumulative Days on Market Until Sale	18	26	+ 44.4%	31	55	+ 77.4%
Percent of Original List Price Received*	105.1%	101.0%	- 3.9%	106.4%	102.2%	- 3.9%
New Listings	5	2	- 60.0%	36	34	- 5.6%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	3	3	0.0%
Closed Sales	0	1	--	4	2	- 50.0%
Median Sales Price*	\$0	\$1,495,000	--	\$1,031,750	\$1,477,500	+ 43.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	3.0	2.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	0	87	--	77	103	+ 33.8%
Percent of Original List Price Received*	0.0%	94.9%	--	98.4%	93.4%	- 5.1%
New Listings	2	1	- 50.0%	6	5	- 16.7%

* 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

