Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Wenham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**5**	0.0%	29	**36**	+ 24.1%
Closed Sales	5	**3**	- 40.0%	26	**36**	+ 38.5%
Median Sales Price*	$800,000	**$1,725,000**	+ 115.6%	$1,050,000	**$1,255,000**	+ 19.5%
Inventory of Homes for Sale	9	**2**	- 77.8%	--	--	--
Months Supply of Inventory	3.4	**0.6**	- 82.4%	--	--	--
Cumulative Days on Market Until Sale	28	**32**	+ 14.3%	30	**53**	+ 76.7%
Percent of Original List Price Received*	100.5%	**99.7%**	- 0.8%	105.2%	**102.0%**	- 3.0%
New Listings	6	**2**	- 66.7%	42	**36**	- 14.3%

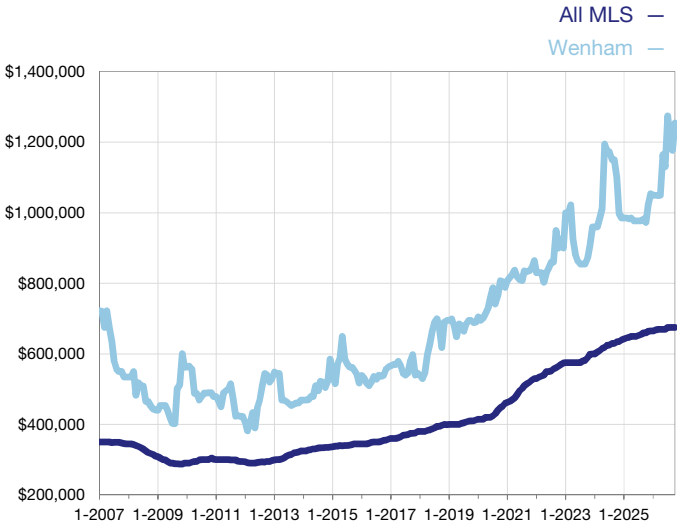
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

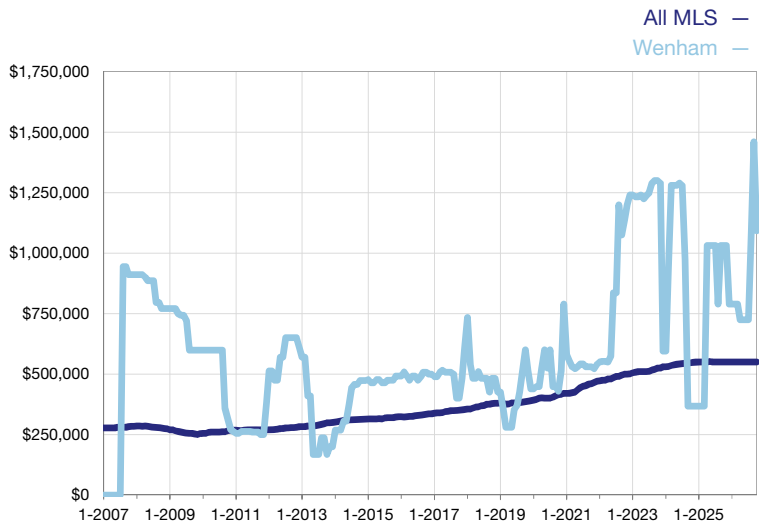
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	5	**4**	- 20.0%
Closed Sales	0	**1**	--	4	**3**	- 25.0%
Median Sales Price*	$0	**$397,270**	--	$1,031,750	**$1,460,000**	+ 41.5%
Inventory of Homes for Sale	1	**2**	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	**2.0**	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	0	**67**	--	77	**91**	+ 18.2%
Percent of Original List Price Received*	0.0%	**100.0%**	--	98.4%	**95.6%**	- 2.8%
New Listings	0	**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



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