

Wenham 01984

ZIP code · MA · Massachusetts › Essex County

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+22.2%

1-YR CHANGE

49

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



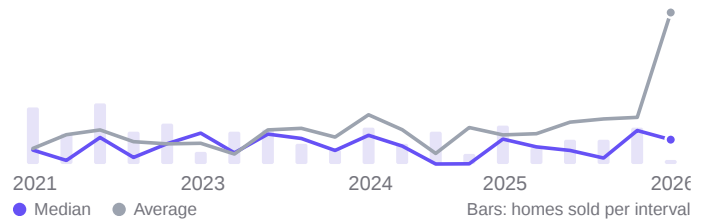
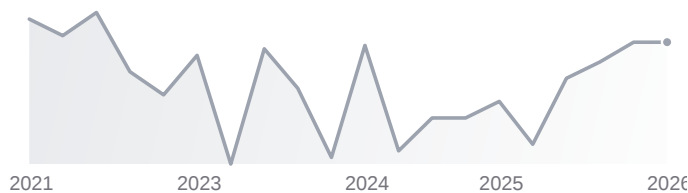
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$1.1M · Average \$2.5M

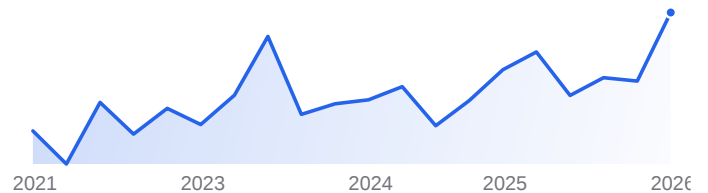
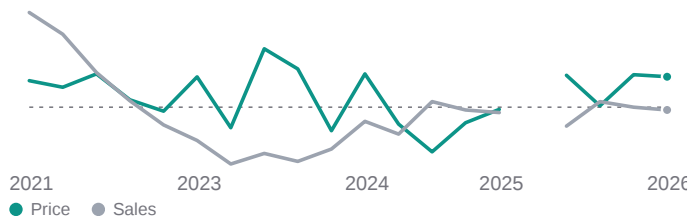


Growth (year over year)

Price +22.2% · Sales -2.0%

Price per square foot

\$508/ft²

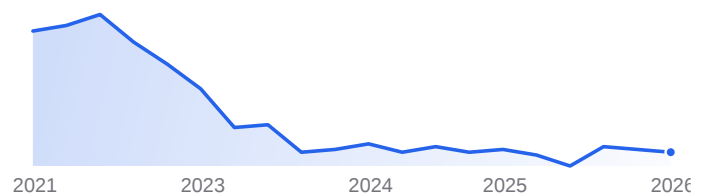
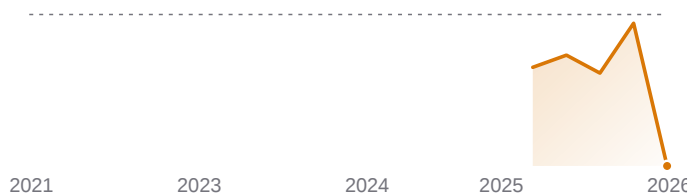


Sale premium vs estimated value

-15.0%

Annual turnover (share of homes sold)

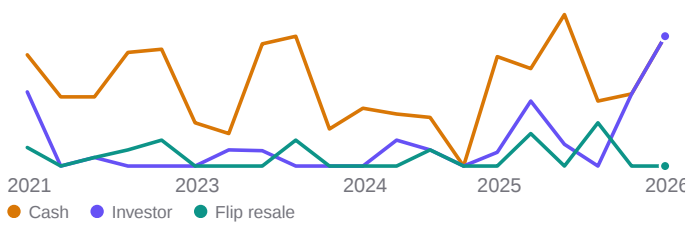
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



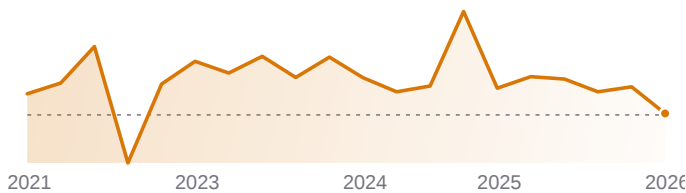
Sellers who sold at a gain

100%

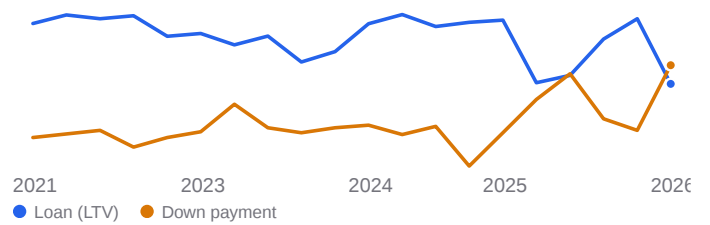


Median annualized return at resale

+0.2%



Financing (share of purchase price) Loan (LTV) 45% · Down payment 55%



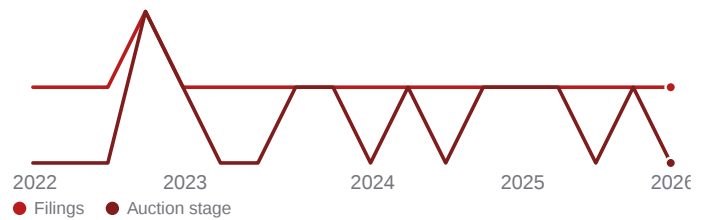
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,273
Median value (AVM)	\$1.1M
Median size	2,544 ft²
Median bedrooms	4
Median year built	1960
Single family	89%
Condos	6.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	90%
Company owned	21%
Median loan-to-value	41%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	5,208
Density	631 / mi²
Median household income	\$182K
Average household income	\$191K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	89
Homes occupied	96%
Bachelor's or higher	42%
Poverty rate	2.6%
Unemployment	1.3%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.