

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	16	0.0%	64	90	+ 40.6%
Closed Sales	13	22	+ 69.2%	53	64	+ 20.8%
Median Sales Price*	\$565,000	\$624,950	+ 10.6%	\$545,000	\$607,500	+ 11.5%
Inventory of Homes for Sale	25	28	+ 12.0%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	60	17	- 71.7%	63	29	- 54.0%
Percent of Original List Price Received*	99.2%	106.8%	+ 7.7%	98.0%	102.7%	+ 4.8%
New Listings	18	27	+ 50.0%	80	116	+ 45.0%

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

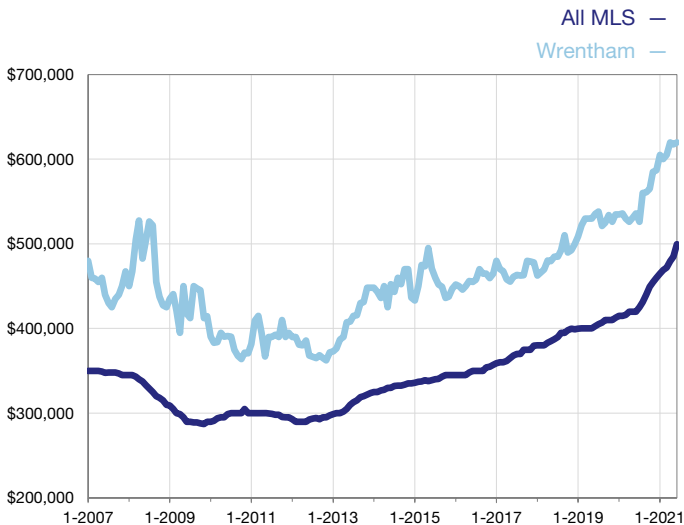
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	4	+ 33.3%	8	24	+ 200.0%
Closed Sales	2	2	0.0%	5	5	0.0%
Median Sales Price*	\$312,500	\$469,950	+ 50.4%	\$295,000	\$409,900	+ 38.9%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.3	3.0	+ 130.8%	--	--	--
Cumulative Days on Market Until Sale	23	12	- 47.8%	32	14	- 56.3%
Percent of Original List Price Received*	100.0%	112.0%	+ 12.0%	100.3%	108.0%	+ 7.7%
New Listings	5	6	+ 20.0%	10	33	+ 230.0%

* 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

