

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wrentham

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	4	+ 33.3%	160	100	- 37.5%
Closed Sales	9	8	- 11.1%	162	101	- 37.7%
Median Sales Price*	\$410,000	<b>\$840,000</b>	+ 104.9%	\$600,000	<b>\$670,000</b>	+ 11.7%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	28	29	+ 3.6%
Percent of Original List Price Received*	96.2%	<b>96.4%</b>	+ 0.2%	102.0%	<b>101.2%</b>	- 0.8%
New Listings	5	2	- 60.0%	198	131	- 33.8%

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

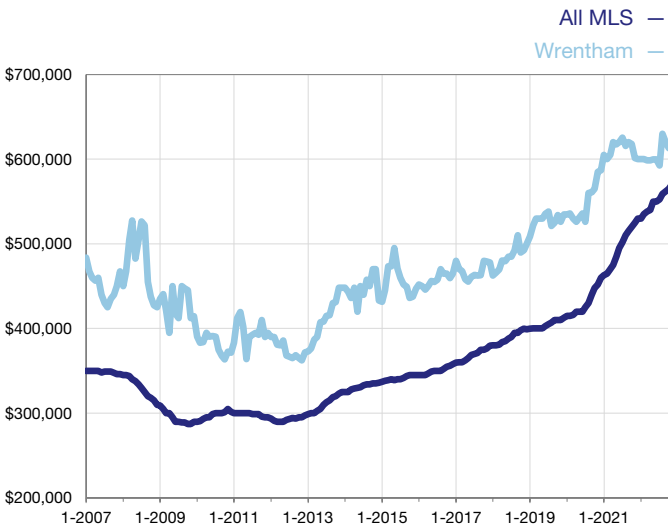
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	45	25	- 44.4%
Closed Sales	9	3	- 66.7%	24	32	+ 33.3%
Median Sales Price*	\$371,000	<b>\$734,279</b>	+ 97.9%	\$390,450	<b>\$753,578</b>	+ 93.0%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	56	36	- 35.7%	48	45	- 6.3%
Percent of Original List Price Received*	104.7%	<b>98.5%</b>	- 5.9%	106.3%	<b>107.3%</b>	+ 0.9%
New Listings	2	1	- 50.0%	68	39	- 42.6%

\* 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

