

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	3	- 62.5%	8	3	- 62.5%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$525,000	\$444,000	- 15.4%	\$525,000	\$444,000	- 15.4%
Inventory of Homes for Sale	9	20	+ 122.2%	--	--	--
Months Supply of Inventory	0.7	2.5	+ 257.1%	--	--	--
Cumulative Days on Market Until Sale	27	34	+ 25.9%	27	34	+ 25.9%
Percent of Original List Price Received*	101.0%	93.7%	- 7.2%	101.0%	93.7%	- 7.2%
New Listings	5	10	+ 100.0%	5	10	+ 100.0%

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

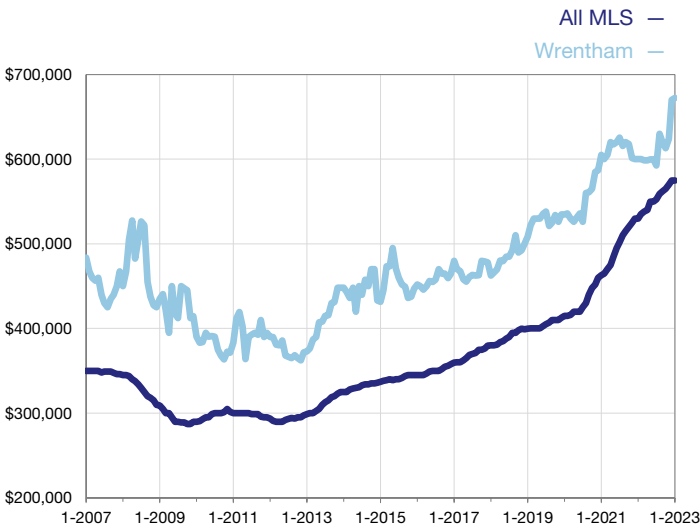
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$350,000	\$340,000	- 2.9%	\$350,000	\$340,000	- 2.9%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	44	17	- 61.4%	44	17	- 61.4%
Percent of Original List Price Received*	106.0%	100.0%	- 5.7%	106.0%	100.0%	- 5.7%
New Listings	3	5	+ 66.7%	3	5	+ 66.7%

* 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

