Local Market Update – November 2019

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

Wrentham

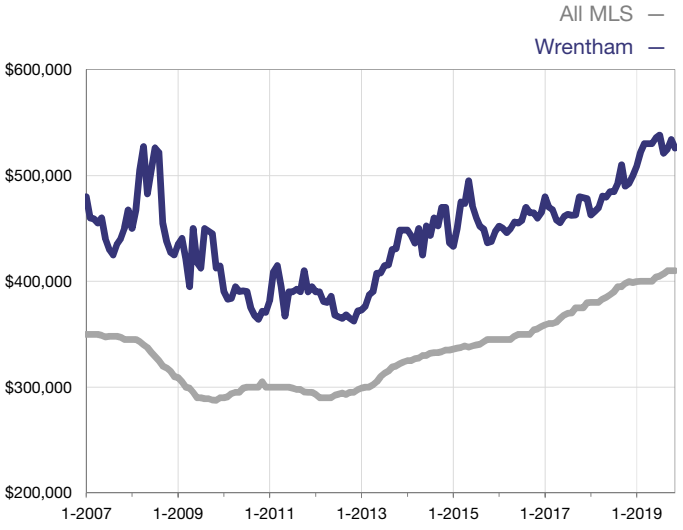
Single-Family Properties	November			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	9	**8**	- 11.1%	168	**159**	- 5.4%
Closed Sales	11	**9**	- 18.2%	162	**154**	- 4.9%
Median Sales Price*	$602,360	**$500,000**	- 17.0%	$517,500	**$530,000**	+ 2.4%
Inventory of Homes for Sale	55	**25**	- 54.5%	--	--	--
Months Supply of Inventory	3.8	**1.8**	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	37	**51**	+ 37.8%	52	**72**	+ 38.5%
Percent of Original List Price Received*	99.6%	**95.9%**	- 3.7%	98.3%	**97.3%**	- 1.0%
New Listings	13	**7**	- 46.2%	250	**202**	- 19.2%

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

Condominium Properties	November			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	2	**0**	- 100.0%	18	**9**	- 50.0%
Closed Sales	1	**0**	- 100.0%	17	**10**	- 41.2%
Median Sales Price*	$215,000	**$0**	- 100.0%	$228,500	**$224,950**	- 1.6%
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	0.5	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	16	**0**	- 100.0%	27	**41**	+ 51.9%
Percent of Original List Price Received*	100.0%	**0.0%**	- 100.0%	98.5%	**96.6%**	- 1.9%
New Listings	1	**1**	0.0%	23	**13**	- 43.5%

* 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



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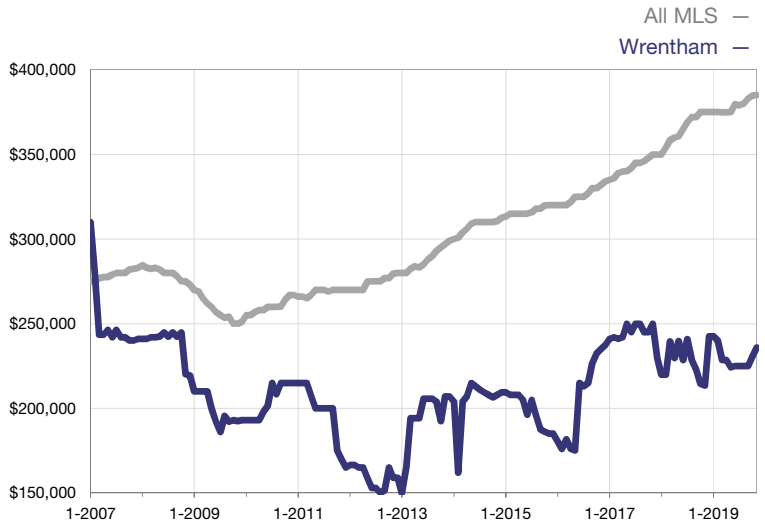

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