

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	14	- 22.2%	149	125	- 16.1%
Closed Sales	13	16	+ 23.1%	145	113	- 22.1%
Median Sales Price*	\$605,000	\$705,000	+ 16.5%	\$534,000	\$569,000	+ 6.6%
Inventory of Homes for Sale	36	19	- 47.2%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	120	33	- 72.5%	73	45	- 38.4%
Percent of Original List Price Received*	95.2%	98.1%	+ 3.0%	97.4%	98.5%	+ 1.1%
New Listings	16	19	+ 18.8%	195	145	- 25.6%

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

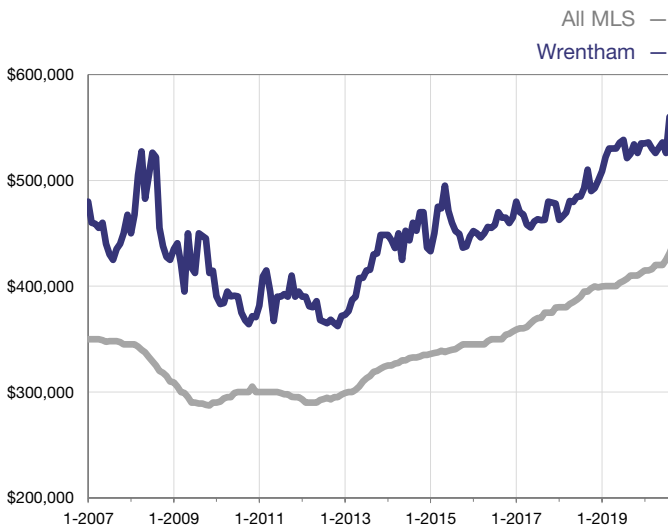
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	9	13	+ 44.4%
Closed Sales	1	0	- 100.0%	10	10	0.0%
Median Sales Price*	\$200,000	\$0	- 100.0%	\$224,950	\$283,000	+ 25.8%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	3.0	+ 500.0%	--	--	--
Cumulative Days on Market Until Sale	95	0	- 100.0%	41	30	- 26.8%
Percent of Original List Price Received*	91.0%	0.0%	- 100.0%	96.6%	100.5%	+ 4.0%
New Listings	2	5	+ 150.0%	12	18	+ 50.0%

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

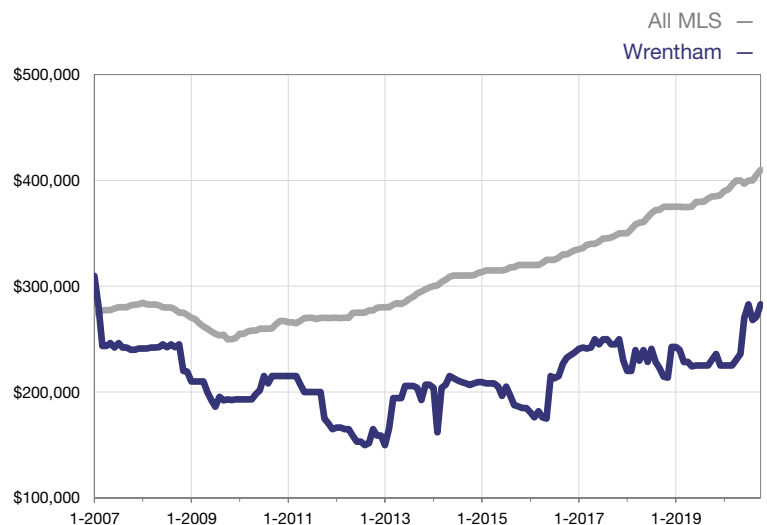
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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