

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wrentham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	22	+ 266.7%	34	51	+ 50.0%
Closed Sales	10	3	- 70.0%	33	26	- 21.2%
Median Sales Price*	\$386,500	\$620,000	+ 60.4%	\$494,000	\$605,000	+ 22.5%
Inventory of Homes for Sale	26	19	- 26.9%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	61	81	+ 32.8%	72	45	- 37.5%
Percent of Original List Price Received*	98.1%	100.5%	+ 2.4%	97.1%	99.6%	+ 2.6%
New Listings	9	28	+ 211.1%	41	62	+ 51.2%

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

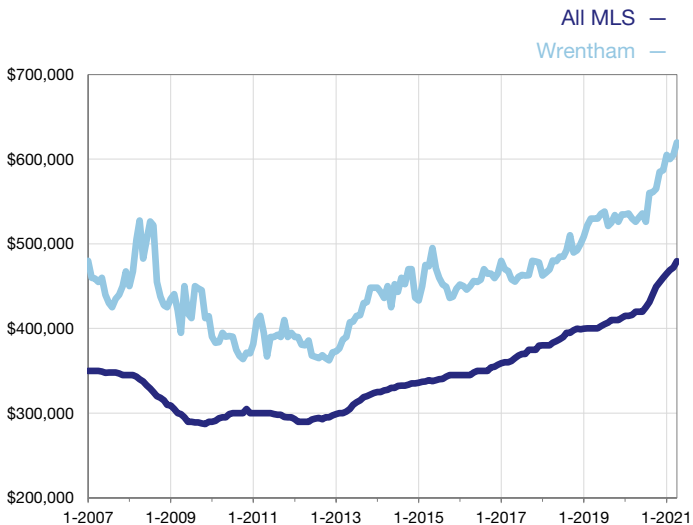
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	6	+ 200.0%	4	14	+ 250.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$415,000	\$409,900	- 1.2%	\$317,500	\$452,450	+ 42.5%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.5	3.0	+ 500.0%	--	--	--
Cumulative Days on Market Until Sale	43	20	- 53.5%	39	14	- 64.1%
Percent of Original List Price Received*	103.8%	105.4%	+ 1.5%	99.7%	102.7%	+ 3.0%
New Listings	3	9	+ 200.0%	5	18	+ 260.0%

\* 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

