

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wrentham

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	23	+ 64.3%	48	74	+ 54.2%
Closed Sales	7	16	+ 128.6%	40	42	+ 5.0%
Median Sales Price*	\$678,100	<b>\$562,500</b>	- 17.0%	\$519,500	<b>\$587,500</b>	+ 13.1%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	25	22	- 12.0%	63	36	- 42.9%
Percent of Original List Price Received*	100.0%	<b>102.3%</b>	+ 2.3%	97.6%	<b>100.6%</b>	+ 3.1%
New Listings	21	29	+ 38.1%	62	91	+ 46.8%

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

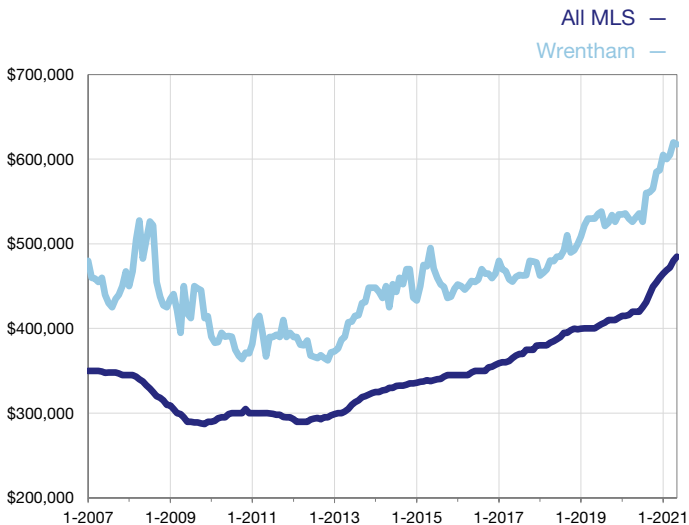
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	6	+ 500.0%	5	20	+ 300.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Median Sales Price*	\$271,000	<b>\$326,000</b>	+ 20.3%	\$271,000	<b>\$409,900</b>	+ 51.3%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	36	20	- 44.4%	38	16	- 57.9%
Percent of Original List Price Received*	102.3%	<b>110.5%</b>	+ 8.0%	100.6%	<b>105.3%</b>	+ 4.7%
New Listings	0	7	--	5	25	+ 400.0%

\* 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

