

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 7 | 13 | + 85.7% | 18 | 20 | + 11.1% |
| Closed Sales | 7 | 4 | - 42.9% | 17 | 11 | - 35.3% |
| Median Sales Price* | \$505,000 | \$608,750 | + 20.5% | \$505,000 | \$560,000 | + 10.9% |
| Inventory of Homes for Sale | 14 | 20 | + 42.9% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 2.4 | + 118.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 34 | 77 | + 126.5% | 29 | 53 | + 82.8% |
| Percent of Original List Price Received* | 102.2% | 102.4% | + 0.2% | 100.8% | 97.5% | - 3.3% |
| New Listings | 14 | 12 | - 14.3% | 23 | 35 | + 52.2% |

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

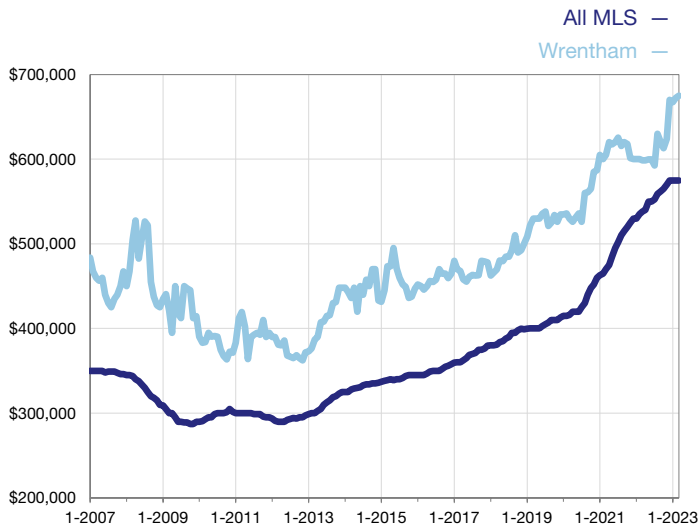
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 6 | 2 | - 66.7% | 10 | 8 | - 20.0% |
| Closed Sales | 1 | 2 | + 100.0% | 7 | 4 | - 42.9% |
| Median Sales Price* | \$470,000 | \$833,600 | + 77.4% | \$706,025 | \$598,504 | - 15.2% |
| Inventory of Homes for Sale | 6 | 2 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 0.9 | - 40.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 16 | 82 | + 412.5% | 29 | 51 | + 75.9% |
| Percent of Original List Price Received* | 102.4% | 113.9% | + 11.2% | 108.8% | 110.2% | + 1.3% |
| New Listings | 5 | 2 | - 60.0% | 14 | 7 | - 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

