

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	15	+ 275.0%	22	33	+ 50.0%
Closed Sales	3	6	+ 100.0%	20	17	- 15.0%
Median Sales Price*	\$811,000	\$450,000	- 44.5%	\$525,000	\$520,000	- 1.0%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	10	19	+ 90.0%	26	41	+ 57.7%
Percent of Original List Price Received*	105.2%	108.2%	+ 2.9%	101.4%	101.3%	- 0.1%
New Listings	9	14	+ 55.6%	32	49	+ 53.1%

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

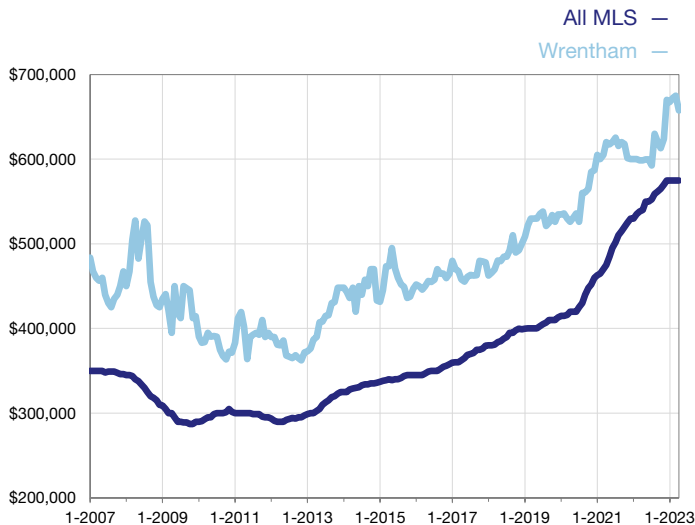
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	14	10	- 28.6%
Closed Sales	3	1	- 66.7%	10	5	- 50.0%
Median Sales Price*	\$786,972	\$355,000	- 54.9%	\$748,372	\$395,000	- 47.2%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	44	20	- 54.5%	33	45	+ 36.4%
Percent of Original List Price Received*	113.5%	107.9%	- 4.9%	110.2%	109.8%	- 0.4%
New Listings	9	4	- 55.6%	23	11	- 52.2%

* 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

