

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 15 | 8 | - 46.7% | 37 | 39 | + 5.4% |
| Closed Sales | 8 | 9 | + 12.5% | 28 | 26 | - 7.1% |
| Median Sales Price* | \$592,000 | \$720,000 | + 21.6% | \$561,500 | \$600,000 | + 6.9% |
| Inventory of Homes for Sale | 17 | 21 | + 23.5% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 2.5 | + 56.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 13 | 61 | + 369.2% | 22 | 48 | + 118.2% |
| Percent of Original List Price Received* | 108.2% | 97.7% | - 9.7% | 103.4% | 100.1% | - 3.2% |
| New Listings | 18 | 9 | - 50.0% | 47 | 57 | + 21.3% |

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

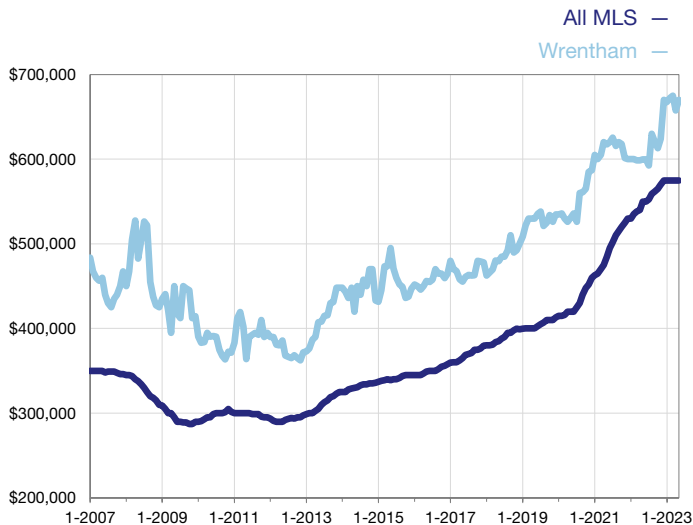
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 2 | 1 | - 50.0% | 16 | 11 | - 31.3% |
| Closed Sales | 4 | 4 | 0.0% | 14 | 9 | - 35.7% |
| Median Sales Price* | \$577,281 | \$380,500 | - 34.1% | \$748,372 | \$395,000 | - 47.2% |
| Inventory of Homes for Sale | 4 | 2 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.0 | - 9.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 56 | 14 | - 75.0% | 40 | 31 | - 22.5% |
| Percent of Original List Price Received* | 107.5% | 108.1% | + 0.6% | 109.4% | 109.0% | - 0.4% |
| New Listings | 0 | 1 | -- | 19 | 12 | - 36.8% |

* 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

