

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	15	- 6.3%	52	52	0.0%
Closed Sales	15	13	- 13.3%	43	39	- 9.3%
Median Sales Price*	\$760,000	\$790,000	+ 3.9%	\$613,000	\$634,000	+ 3.4%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	2.9	1.8	- 37.9%	--	--	--
Cumulative Days on Market Until Sale	18	64	+ 255.6%	21	53	+ 152.4%
Percent of Original List Price Received*	104.6%	102.4%	- 2.1%	103.8%	100.8%	- 2.9%
New Listings	30	9	- 70.0%	76	66	- 13.2%

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

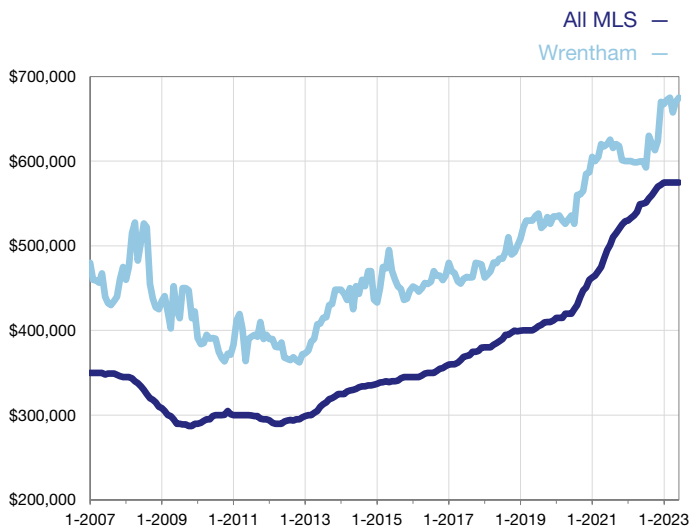
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	19	11	- 42.1%
Closed Sales	4	1	- 75.0%	18	10	- 44.4%
Median Sales Price*	\$787,269	\$290,000	- 63.2%	\$771,311	\$380,000	- 50.7%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	43	6	- 86.0%	40	29	- 27.5%
Percent of Original List Price Received*	106.9%	120.9%	+ 13.1%	108.8%	110.2%	+ 1.3%
New Listings	6	1	- 83.3%	26	13	- 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

