

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	60	56	- 6.7%
Closed Sales	11	6	- 45.5%	54	46	- 14.8%
Median Sales Price*	\$760,000	\$672,500	- 11.5%	\$650,000	\$644,500	- 0.8%
Inventory of Homes for Sale	33	19	- 42.4%	--	--	--
Months Supply of Inventory	3.6	2.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 34.4%	23	48	+ 108.7%
Percent of Original List Price Received*	103.9%	102.2%	- 1.6%	103.8%	101.0%	- 2.7%
New Listings	11	8	- 27.3%	87	74	- 14.9%

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

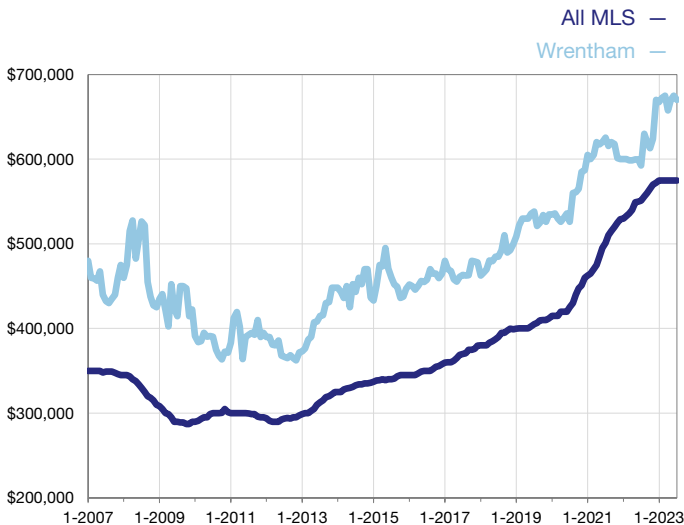
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	22	12	- 45.5%
Closed Sales	2	0	- 100.0%	20	10	- 50.0%
Median Sales Price*	\$556,165	\$0	- 100.0%	\$762,695	\$380,000	- 50.2%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	38	29	- 23.7%
Percent of Original List Price Received*	104.0%	0.0%	- 100.0%	108.4%	110.2%	+ 1.7%
New Listings	2	0	- 100.0%	28	13	- 53.6%

* 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

