

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	9	0.0%	69	62	- 10.1%
Closed Sales	13	9	- 30.8%	67	55	- 17.9%
Median Sales Price*	\$675,000	\$876,000	+ 29.8%	\$665,000	\$720,000	+ 8.3%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	3.3	2.6	- 21.2%	--	--	--
Cumulative Days on Market Until Sale	25	66	+ 164.0%	23	51	+ 121.7%
Percent of Original List Price Received*	99.6%	103.0%	+ 3.4%	103.0%	101.3%	- 1.7%
New Listings	9	8	- 11.1%	96	82	- 14.6%

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

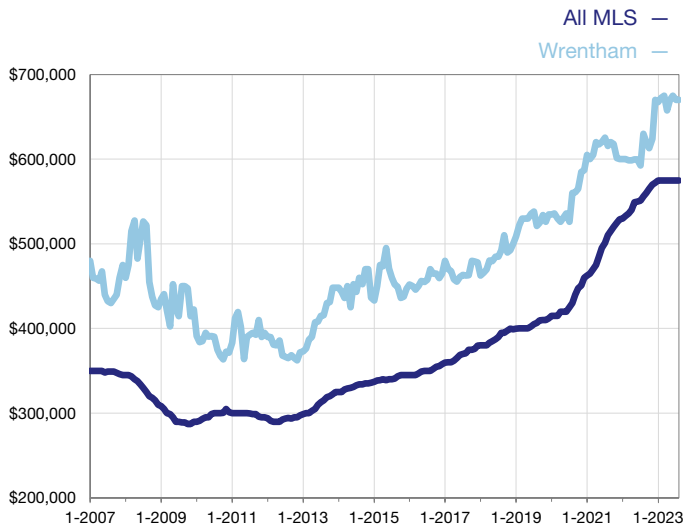
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	23	15	- 34.8%
Closed Sales	5	6	+ 20.0%	25	16	- 36.0%
Median Sales Price*	\$758,885	\$836,766	+ 10.3%	\$762,330	\$604,804	- 20.7%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	84	80	- 4.8%	47	48	+ 2.1%
Percent of Original List Price Received*	108.4%	104.8%	- 3.3%	108.4%	108.2%	- 0.2%
New Listings	3	5	+ 66.7%	31	18	- 41.9%

* 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

