

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	12	+ 100.0%	75	72	- 4.0%
Closed Sales	11	5	- 54.5%	78	60	- 23.1%
Median Sales Price*	\$775,000	\$350,000	- 54.8%	\$670,000	\$715,000	+ 6.7%
Inventory of Homes for Sale	38	17	- 55.3%	--	--	--
Months Supply of Inventory	4.4	2.1	- 52.3%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	25	49	+ 96.0%
Percent of Original List Price Received*	100.9%	87.9%	- 12.9%	102.7%	100.2%	- 2.4%
New Listings	17	11	- 35.3%	113	93	- 17.7%

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

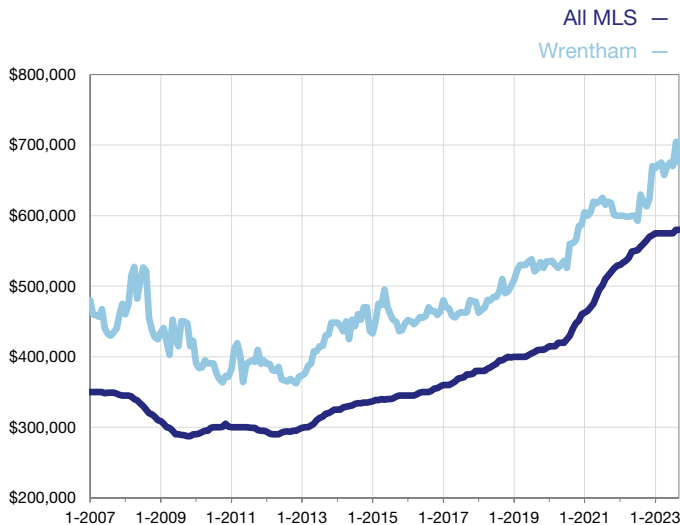
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	23	15	- 34.8%
Closed Sales	3	0	- 100.0%	28	16	- 42.9%
Median Sales Price*	\$382,500	\$0	- 100.0%	\$760,608	\$604,804	- 20.5%
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	31	0	- 100.0%	46	48	+ 4.3%
Percent of Original List Price Received*	107.9%	0.0%	- 100.0%	108.3%	108.2%	- 0.1%
New Listings	0	3	--	31	19	- 38.7%

* 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

