

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	84	80	- 4.8%
Closed Sales	5	12	+ 140.0%	83	73	- 12.0%
Median Sales Price*	\$410,000	\$751,000	+ 83.2%	\$649,900	\$741,500	+ 14.1%
Inventory of Homes for Sale	30	17	- 43.3%	--	--	--
Months Supply of Inventory	3.8	2.1	- 44.7%	--	--	--
Cumulative Days on Market Until Sale	43	29	- 32.6%	26	46	+ 76.9%
Percent of Original List Price Received*	97.9%	103.0%	+ 5.2%	102.4%	100.7%	- 1.7%
New Listings	5	9	+ 80.0%	118	102	- 13.6%

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

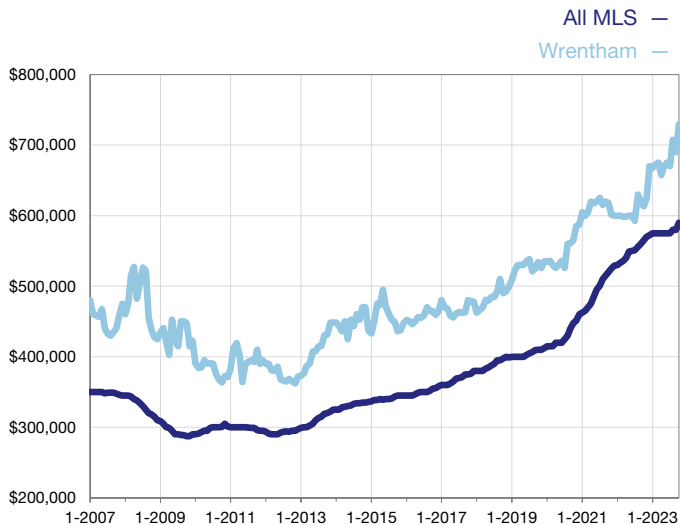
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	23	16	- 30.4%
Closed Sales	1	2	+ 100.0%	29	18	- 37.9%
Median Sales Price*	\$770,700	\$399,500	- 48.2%	\$762,330	\$493,750	- 35.2%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--
Cumulative Days on Market Until Sale	62	14	- 77.4%	46	44	- 4.3%
Percent of Original List Price Received*	106.3%	104.1%	- 2.1%	108.3%	107.7%	- 0.6%
New Listings	2	4	+ 100.0%	33	23	- 30.3%

* 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

