

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	6	- 50.0%	96	84	- 12.5%
Closed Sales	10	9	- 10.0%	93	82	- 11.8%
Median Sales Price*	\$616,500	\$651,000	+ 5.6%	\$635,000	\$715,000	+ 12.6%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	53	25	- 52.8%	29	43	+ 48.3%
Percent of Original List Price Received*	95.1%	99.7%	+ 4.8%	101.6%	100.6%	- 1.0%
New Listings	6	4	- 33.3%	124	106	- 14.5%

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

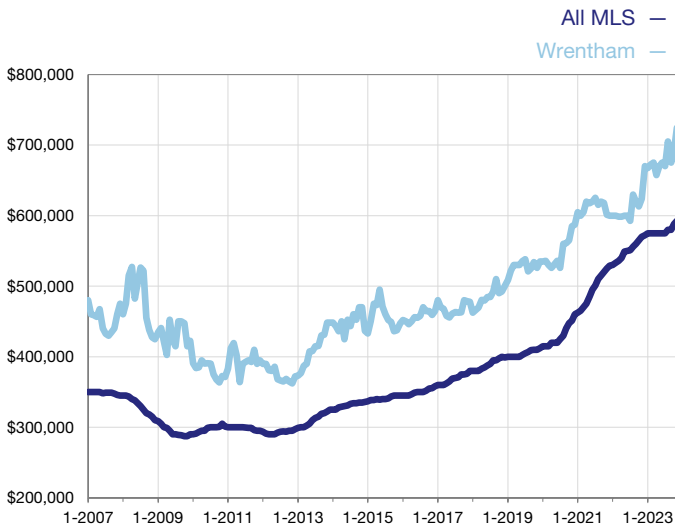
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	24	18	- 25.0%
Closed Sales	0	0	--	29	18	- 37.9%
Median Sales Price*	\$0	\$0	--	\$762,330	\$493,750	- 35.2%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	46	44	- 4.3%
Percent of Original List Price Received*	0.0%	0.0%	--	108.3%	107.7%	- 0.6%
New Listings	1	0	- 100.0%	34	23	- 32.4%

* 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

