

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	100	88	- 12.0%
Closed Sales	8	9	+ 12.5%	101	91	- 9.9%
Median Sales Price*	\$840,000	\$670,000	- 20.2%	\$670,000	\$679,900	+ 1.5%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	31	34	+ 9.7%	29	42	+ 44.8%
Percent of Original List Price Received*	96.4%	100.4%	+ 4.1%	101.2%	100.5%	- 0.7%
New Listings	2	10	+ 400.0%	126	116	- 7.9%

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

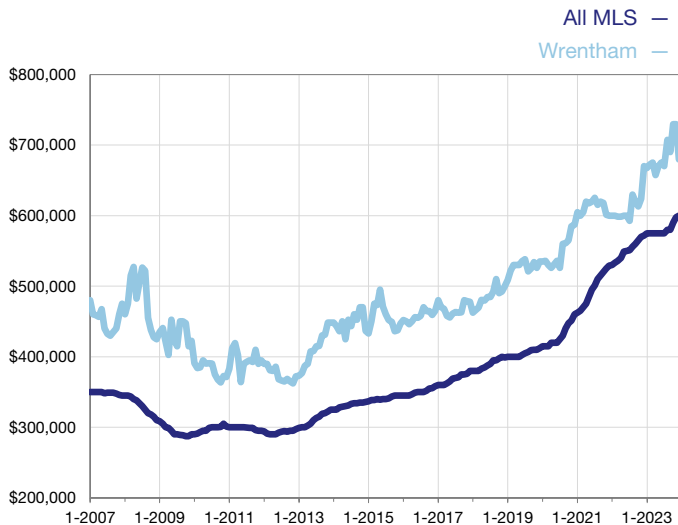
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	23	20	- 13.0%
Closed Sales	3	1	- 66.7%	32	19	- 40.6%
Median Sales Price*	\$734,279	\$230,000	- 68.7%	\$753,578	\$417,500	- 44.6%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	3.5	1.8	- 48.6%	--	--	--
Cumulative Days on Market Until Sale	36	19	- 47.2%	45	43	- 4.4%
Percent of Original List Price Received*	98.5%	100.0%	+ 1.5%	107.3%	107.3%	0.0%
New Listings	2	1	- 50.0%	36	24	- 33.3%

* 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

