

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	5	2	- 60.0%	5	2	- 60.0%
Median Sales Price*	\$444,000	\$1,006,250	+ 126.6%	\$444,000	\$1,006,250	+ 126.6%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	2.7	2.9	+ 7.4%	--	--	--
Cumulative Days on Market Until Sale	34	50	+ 47.1%	34	50	+ 47.1%
Percent of Original List Price Received*	93.7%	95.1%	+ 1.5%	93.7%	95.1%	+ 1.5%
New Listings	10	14	+ 40.0%	10	14	+ 40.0%

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

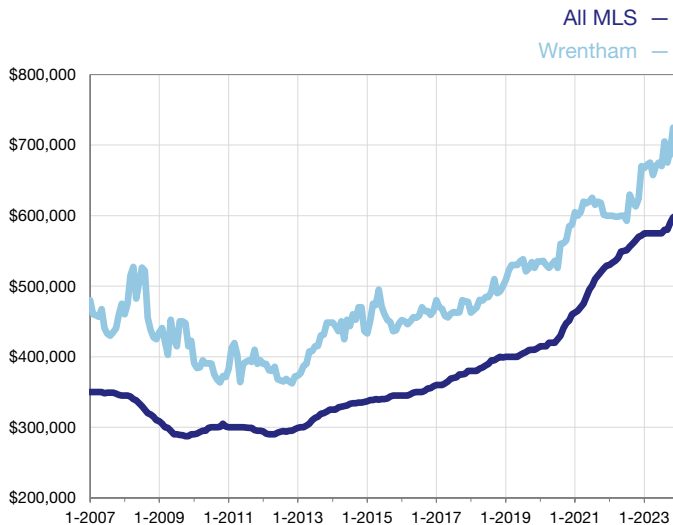
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	1	- 75.0%	4	1	- 75.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$340,000	\$270,000	- 20.6%	\$340,000	\$270,000	- 20.6%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	4.3	1.6	- 62.8%	--	--	--
Cumulative Days on Market Until Sale	17	31	+ 82.4%	17	31	+ 82.4%
Percent of Original List Price Received*	100.0%	98.3%	- 1.7%	100.0%	98.3%	- 1.7%
New Listings	5	2	- 60.0%	5	2	- 60.0%

* 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

