

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

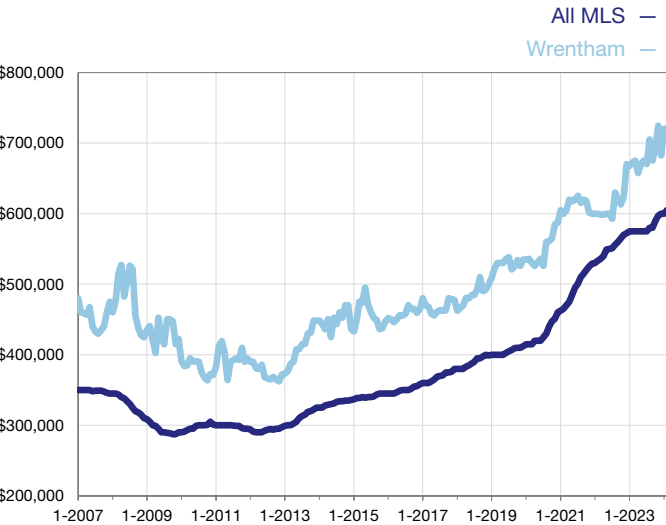
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	6	13	+ 116.7%
Closed Sales	2	3	+ 50.0%	7	5	- 28.6%
Median Sales Price*	\$497,500	\$560,000	+ 12.6%	\$444,000	\$587,500	+ 32.3%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	54	32	- 40.7%	39	39	0.0%
Percent of Original List Price Received*	97.5%	104.6%	+ 7.3%	94.8%	100.8%	+ 6.3%
New Listings	12	11	- 8.3%	22	24	+ 9.1%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	6	3	- 50.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Median Sales Price*	\$395,000	\$380,000	- 3.8%	\$367,500	\$325,000	- 11.6%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	3.3	1.6	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	22	104	+ 372.7%	20	49	+ 145.0%
Percent of Original List Price Received*	113.2%	90.5%	- 20.1%	106.6%	96.3%	- 9.7%
New Listings	0	2	--	5	4	- 20.0%

* 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

