

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 14 | 11 | - 21.4% | 30 | 32 | + 6.7% |
| Closed Sales | 6 | 9 | + 50.0% | 17 | 17 | 0.0% |
| Median Sales Price* | \$450,000 | \$650,000 | + 44.4% | \$520,000 | \$650,000 | + 25.0% |
| Inventory of Homes for Sale | 24 | 14 | - 41.7% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 1.9 | - 29.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 19 | 28 | + 47.4% | 41 | 50 | + 22.0% |
| Percent of Original List Price Received* | 108.2% | 99.2% | - 8.3% | 101.3% | 99.3% | - 2.0% |
| New Listings | 14 | 12 | - 14.3% | 48 | 42 | - 12.5% |

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

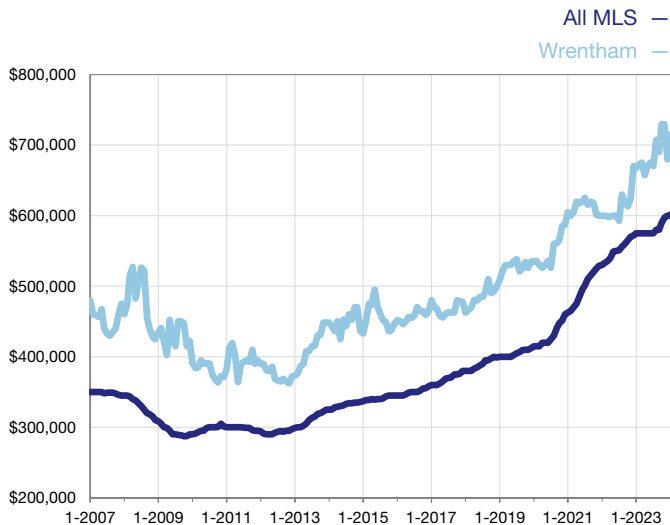
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 2 | 1 | - 50.0% | 10 | 4 | - 60.0% |
| Closed Sales | 1 | 1 | 0.0% | 5 | 5 | 0.0% |
| Median Sales Price* | \$355,000 | \$550,000 | + 54.9% | \$395,000 | \$380,000 | - 3.8% |
| Inventory of Homes for Sale | 8 | 6 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 4.2 | 3.9 | - 7.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 20 | 0.0% | 45 | 43 | - 4.4% |
| Percent of Original List Price Received* | 107.9% | 100.0% | - 7.3% | 109.8% | 97.1% | - 11.6% |
| New Listings | 4 | 3 | - 25.0% | 11 | 11 | 0.0% |

* 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

