

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

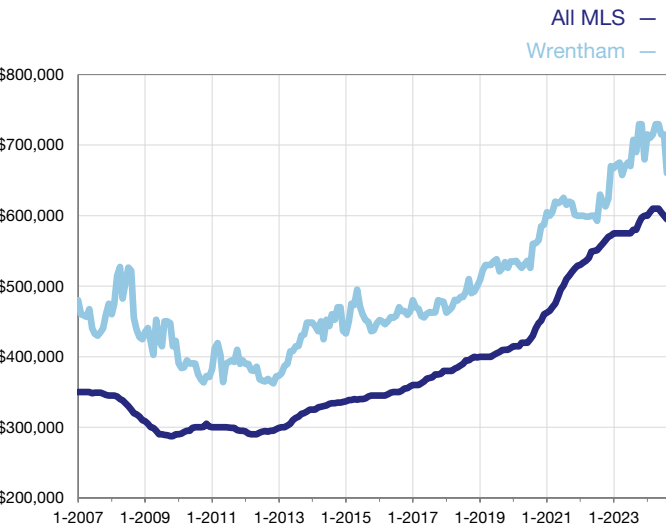
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	5	- 28.6%	59	73	+ 23.7%
Closed Sales	10	10	0.0%	56	63	+ 12.5%
Median Sales Price*	\$937,950	\$707,500	- 24.6%	\$730,750	\$730,000	- 0.1%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	60	22	- 63.3%	50	27	- 46.0%
Percent of Original List Price Received*	102.8%	97.2%	- 5.4%	101.3%	101.2%	- 0.1%
New Listings	8	6	- 25.0%	81	92	+ 13.6%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	15	11	- 26.7%
Closed Sales	5	3	- 40.0%	15	14	- 6.7%
Median Sales Price*	\$829,238	\$364,900	- 56.0%	\$417,500	\$372,450	- 10.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--
Cumulative Days on Market Until Sale	92	20	- 78.3%	50	39	- 22.0%
Percent of Original List Price Received*	105.7%	100.7%	- 4.7%	108.7%	103.4%	- 4.9%
New Listings	3	0	- 100.0%	16	23	+ 43.8%

* 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

