

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wrentham

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	12	+ 9.1%	78	92	+ 17.9%
Closed Sales	12	6	- 50.0%	73	78	+ 6.8%
Median Sales Price*	\$751,000	\$690,000	- 8.1%	\$741,500	\$725,000	- 2.2%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--
Cumulative Days on Market Until Sale	29	42	+ 44.8%	46	33	- 28.3%
Percent of Original List Price Received*	103.0%	94.4%	- 8.3%	100.7%	100.2%	- 0.5%
New Listings	9	17	+ 88.9%	101	122	+ 20.8%

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

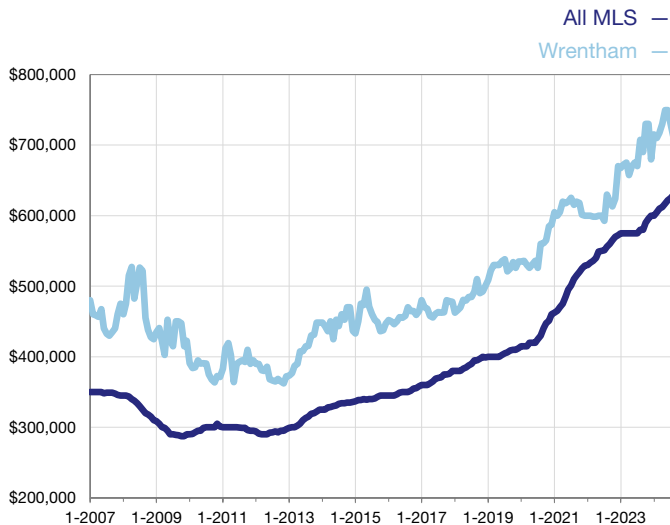
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	15	11	- 26.7%
Closed Sales	2	1	- 50.0%	17	16	- 5.9%
Median Sales Price*	\$399,500	\$848,571	+ 112.4%	\$417,500	\$372,450	- 10.8%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	5.3	3.1	- 41.5%	--	--	--
Cumulative Days on Market Until Sale	14	16	+ 14.3%	45	42	- 6.7%
Percent of Original List Price Received*	104.1%	108.8%	+ 4.5%	108.2%	103.0%	- 4.8%
New Listings	4	1	- 75.0%	23	28	+ 21.7%

* 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

