

Area Market Survey

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Report Below is Active, Pending and Sold Properties in Wrentham MA Under 400k

Active Listings

Price Range	# of Listings	Avg. Days on Market
\$0 - \$49,999	0	0
\$50,000 - \$99,999	0	0
\$100,000 - \$149,999	0	0
\$150,000 - \$199,999	2	7
\$200,000 - \$249,999	3	204
\$250,000 - \$299,999	2	173
\$300,000 - \$349,999	2	57
\$350,000 - \$399,999	2	284
\$400,000 - \$449,999	0	0
\$450,000 - \$499,999	0	0
\$500,000 - \$599,999	0	0
\$600,000 - \$699,999	0	0
\$700,000 - \$799,999	0	0
\$800,000 - \$899,999	0	0
\$900,000 - \$999,999	0	0
\$1,000,000 - \$1,499,999	0	0
\$1,500,000 - \$1,999,999	0	0
\$2,000,000 - \$2,499,999	0	0
\$2,500,000 - \$2,999,999	0	0
\$3,000,000 - \$3,999,999	0	0
\$4,000,000 - \$4,999,999	0	0
\$5,000,000 - \$9,999,999	0	0
\$10,000,000 - \$99,999,999	0	0
Total Properties	11	Avg. 150
Lowest Price: \$179,000		Median Price: \$279,900
Highest Price: \$369,900		Average Price: \$275,455
Total Market Volume: \$3,030,000		

Price Changed Listings

Starting Price Range	# of Listings with Price Changes	# of Price Changes	Avg. Total Price Change %	Avg. Total Price Change \$
Under \$50,000	-	-	-	-
\$50,000 - \$99,999	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	2	2	-2.59 %	-\$6,225.00
\$250,000 - \$299,999	2	3	-8.34 %	-\$25,000.00
\$300,000 - \$349,999	3	7	-10.76 %	-\$35,333.33
\$350,000 - \$399,999	1	1	-2.78 %	-\$10,000.00
\$400,000 - \$449,999	-	-	-	-
\$450,000 - \$499,999	-	-	-	-
\$500,000 - \$599,999	-	-	-	-
\$600,000 - \$699,999	-	-	-	-
\$700,000 - \$799,999	-	-	-	-
\$800,000 - \$899,999	-	-	-	-
\$900,000 - \$999,999	-	-	-	-
\$1,000,000 - \$1,499,999	-	-	-	-
\$1,500,000 - \$1,999,999	-	-	-	-
\$2,000,000 - \$2,499,999	-	-	-	-
\$2,500,000 - \$2,999,999	-	-	-	-
\$3,000,000 - \$3,999,999	-	-	-	-
\$4,000,000 - \$4,999,999	-	-	-	-
\$5,000,000 - \$9,999,999	-	-	-	-
Over \$10,000,000	-	-	-	-
Totals	8	13	-7.36 %	-\$22,306.25

In the last three months, 8 properties have received 13 price reductions for and average price reduction of 7.36%.

Pending/Under Agreement Listings

Price Range	# of Listings	Avg. Days on Market	Avg. Days to Offer
\$0 - \$49,999	0	0	0
\$50,000 - \$99,999	0	0	0
\$100,000 - \$149,999	0	0	0
\$150,000 - \$199,999	0	0	0
\$200,000 - \$249,999	1	64	49
\$250,000 - \$299,999	1	97	97
\$300,000 - \$349,999	2	52	37
\$350,000 - \$399,999	3	16	4
\$400,000 - \$449,999	0	0	0
\$450,000 - \$499,999	0	0	0
\$500,000 - \$599,999	0	0	0
\$600,000 - \$699,999	0	0	0
\$700,000 - \$799,999	0	0	0
\$800,000 - \$899,999	0	0	0
\$900,000 - \$999,999	0	0	0
\$1,000,000 - \$1,499,999	0	0	0
\$1,500,000 - \$1,999,999	0	0	0
\$2,000,000 - \$2,499,999	0	0	0
\$2,500,000 - \$2,999,999	0	0	0
\$3,000,000 - \$3,999,999	0	0	0
\$4,000,000 - \$4,999,999	0	0	0
\$5,000,000 - \$9,999,999	0	0	0
\$10,000,000 - \$99,999,999	0	0	0
Total Properties	7	Avg. 45	Avg. 33
Lowest Price: \$249,900	Median Price: \$349,900		
Highest Price: \$399,900	Average Price: \$339,771		
Total Market Volume: \$2,378,400			

There are 7 properties pending unde 400k.

These properties took on average 33 days to get an offer and 45 days to officially go under agreement.

Sold Listings

Price Range	# of Listings	Avg. Days on Market	Avg. Days to Offer	Average Sale Price	Average List Price	SP:LP Ratio	Average Orig Price	SP:OP Ratio
\$0 - \$49,999	0	0	0	\$0	\$0	0	\$0	0
\$50,000 - \$99,999	0	0	0	\$0	\$0	0	\$0	0
\$100,000 - \$149,999	1	30	17	\$146,000	\$165,000	88	\$180,000	81
\$150,000 - \$199,999	0	0	0	\$0	\$0	0	\$0	0
\$200,000 - \$249,999	1	1	1	\$241,500	\$260,000	93	\$260,000	93
\$250,000 - \$299,999	2	29	22	\$275,000	\$274,950	100	\$287,450	97
\$300,000 - \$349,999	1	20	6	\$332,000	\$324,900	102	\$324,900	102
\$350,000 - \$399,999	9	54	29	\$363,833	\$363,125	100	\$373,225	98
\$400,000 - \$449,999	1	11	4	\$406,000	\$374,900	108	\$374,900	108
\$450,000 - \$499,999	0	0	0	\$0	\$0	0	\$0	0
\$500,000 - \$599,999	0	0	0	\$0	\$0	0	\$0	0
\$600,000 - \$699,999	0	0	0	\$0	\$0	0	\$0	0
\$700,000 - \$799,999	0	0	0	\$0	\$0	0	\$0	0
\$800,000 - \$899,999	0	0	0	\$0	\$0	0	\$0	0
\$900,000 - \$999,999	0	0	0	\$0	\$0	0	\$0	0
\$1,000,000 - \$1,499,999	0	0	0	\$0	\$0	0	\$0	0
\$1,500,000 - \$1,999,999	0	0	0	\$0	\$0	0	\$0	0
\$2,000,000 - \$2,499,999	0	0	0	\$0	\$0	0	\$0	0
\$2,500,000 - \$2,999,999	0	0	0	\$0	\$0	0	\$0	0
\$3,000,000 - \$3,999,999	0	0	0	\$0	\$0	0	\$0	0
\$4,000,000 - \$4,999,999	0	0	0	\$0	\$0	0	\$0	0
\$5,000,000 - \$9,999,999	0	0	0	\$0	\$0	0	\$0	0
\$10,000,000 - \$99,999,999	0	0	0	\$0	\$0	0	\$0	0
Total Properties	15	Avg. 40	Avg. 22	\$330,000	\$329,522	100	\$338,248	97

Lowest Price: **\$146,000**

Highest Price: **\$406,000**

Total Market Volume: **\$4,950,000**

Median Price: **\$354,000**

Average Price: **\$330,000**

* - 1 auction listings are not included in this report's calculations

In the last 3 months, there have been 15 closed sales. This is a average of 5 sales per month. There are 11 properties on the market now. We have just over 2 months of active inventory on the market under 400k in Wrentham.

Seller's are achieving 97% of their original asking prices.

The homes sold in the last three months have only take 22 days to get an offer.

We are headed into the 4th quarter. Pricing and Price Adjustments are Critical Tools for Getting a Property Sold in the remainder of 2018.

Michael Mahoney

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Expired Listings

Price Range	# of Listings	Avg. Days on Market
\$0 - \$49,999	0	0
\$50,000 - \$99,999	0	0
\$100,000 - \$149,999	0	0
\$150,000 - \$199,999	0	0
\$200,000 - \$249,999	1	185
\$250,000 - \$299,999	0	0
\$300,000 - \$349,999	1	351
\$350,000 - \$399,999	1	182
\$400,000 - \$449,999	0	0
\$450,000 - \$499,999	0	0
\$500,000 - \$599,999	0	0
\$600,000 - \$699,999	0	0
\$700,000 - \$799,999	0	0
\$800,000 - \$899,999	0	0
\$900,000 - \$999,999	0	0
\$1,000,000 - \$1,499,999	0	0
\$1,500,000 - \$1,999,999	0	0
\$2,000,000 - \$2,499,999	0	0
\$2,500,000 - \$2,999,999	0	0
\$3,000,000 - \$3,999,999	0	0
\$4,000,000 - \$4,999,999	0	0
\$5,000,000 - \$9,999,999	0	0
\$10,000,000 - \$99,999,999	0	0
Total Properties	3	Avg. 239
Lowest Price: \$209,900	Median Price: \$319,900	
Highest Price: \$399,000	Average Price: \$309,600	
Total Market Volume: \$928,800		