

Wrentham 02093

ZIP code · MA · Massachusetts > Norfolk County

BALANCED MARKET

\$876K

MEDIAN SALE PRICE

+18.3%

1-YR CHANGE

109

SALES (12 MO)

\$757K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



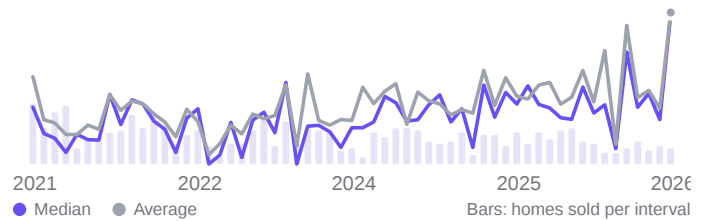
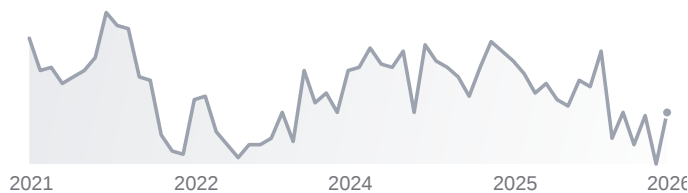
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$1.3M · Average \$1.3M

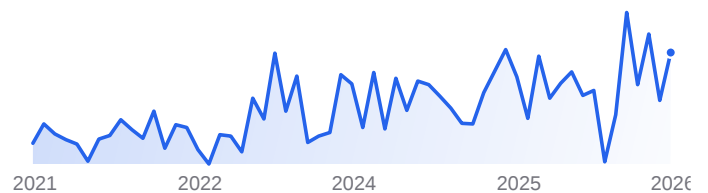
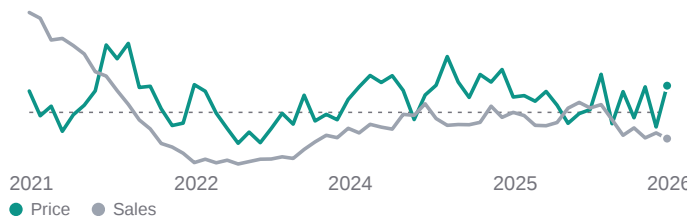


Growth (year over year)

Price +18.3% · Sales -18.0%

Price per square foot

\$420/ft²

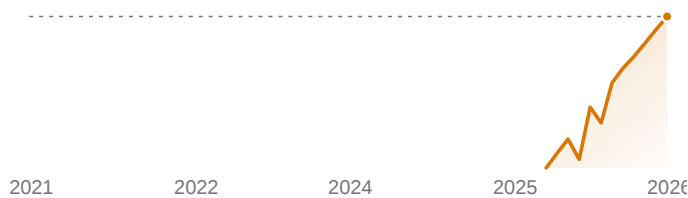


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

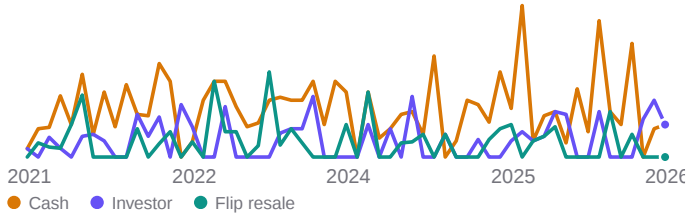
2.7%



BUYERS & OUTCOMES

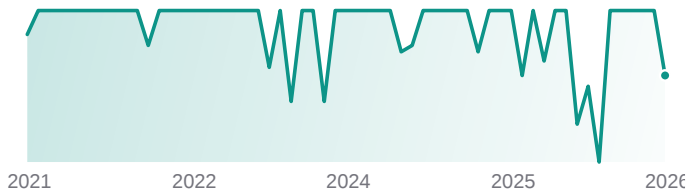
Buyer mix

Cash 14% · Investor 14% · Flip resale 0%



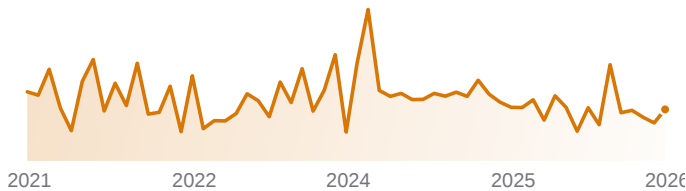
Sellers who sold at a gain

86%

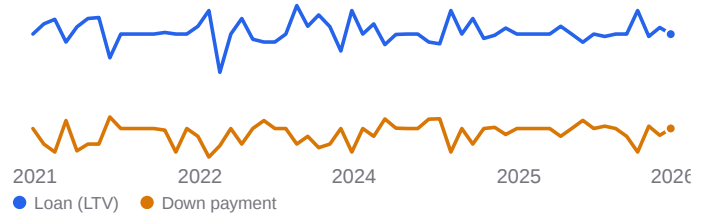


Median annualized return at resale

+4.4%

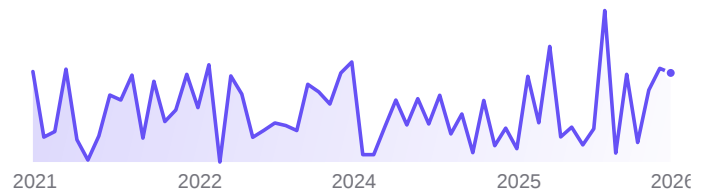


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



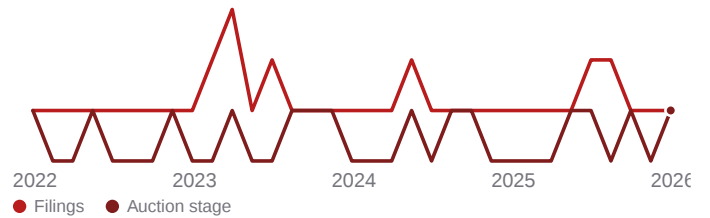
Typical hold before selling

17.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,081
Median value (AVM)	\$757K
Median size	2,020 ft²
Median bedrooms	3
Median year built	1984
Single family	91%
Condos	6.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	10%
Median loan-to-value	47%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	12,565
Density	545 / mi²
Median household income	\$144K
Average household income	\$181K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	67
Homes occupied	94%
Bachelor's or higher	35%
Poverty rate	4.2%
Unemployment	1.2%
Average temp	49°F
Annual precip	49 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.