

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	49	52	+ 6.1%	221	258	+ 16.7%
Closed Sales	34	31	- 8.8%	177	204	+ 15.3%
Median Sales Price*	\$296,250	\$290,000	- 2.1%	\$273,000	\$270,000	- 1.1%
Inventory of Homes for Sale	119	114	- 4.2%	--	--	--
Months Supply of Inventory	3.8	3.6	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	45	80	+ 77.8%	64	69	+ 7.8%
Percent of Original List Price Received*	96.1%	97.0%	+ 0.9%	95.3%	95.6%	+ 0.3%
New Listings	58	45	- 22.4%	328	335	+ 2.1%

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

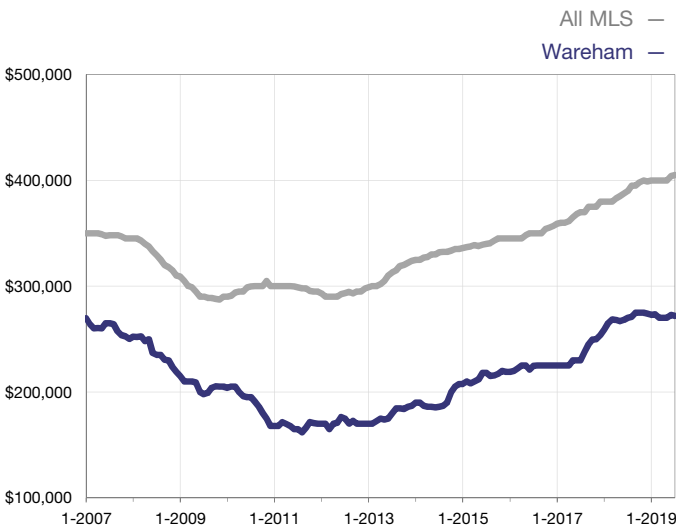
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	5	- 16.7%	22	31	+ 40.9%
Closed Sales	1	7	+ 600.0%	15	29	+ 93.3%
Median Sales Price*	\$356,000	\$342,500	- 3.8%	\$230,000	\$299,900	+ 30.4%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	3.6	3.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	87	22	- 74.7%	61	49	- 19.7%
Percent of Original List Price Received*	96.5%	99.2%	+ 2.8%	96.4%	98.5%	+ 2.2%
New Listings	5	4	- 20.0%	32	37	+ 15.6%

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

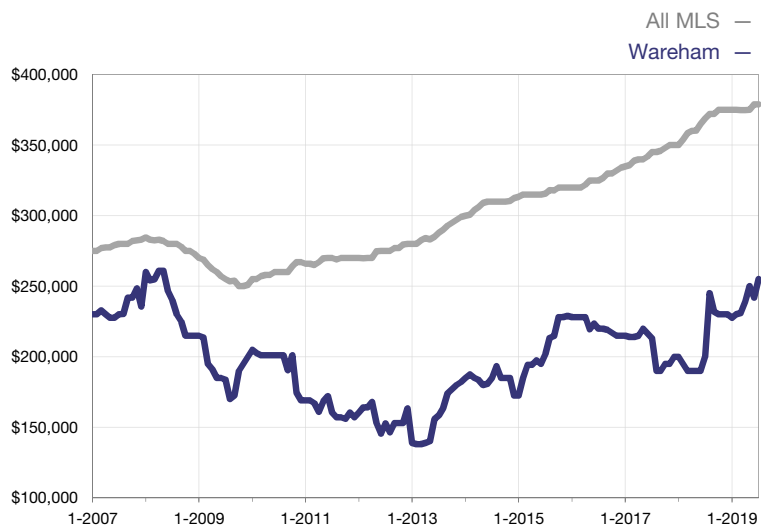
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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