

Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	42	27	- 35.7%	86	73	- 15.1%
Closed Sales	28	24	- 14.3%	70	70	0.0%
Median Sales Price*	\$356,500	\$417,500	+ 17.1%	\$334,000	\$395,000	+ 18.3%
Inventory of Homes for Sale	35	23	- 34.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	49	38	- 22.4%	43	38	- 11.6%
Percent of Original List Price Received*	99.2%	100.6%	+ 1.4%	100.5%	101.4%	+ 0.9%
New Listings	50	33	- 34.0%	89	81	- 9.0%

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

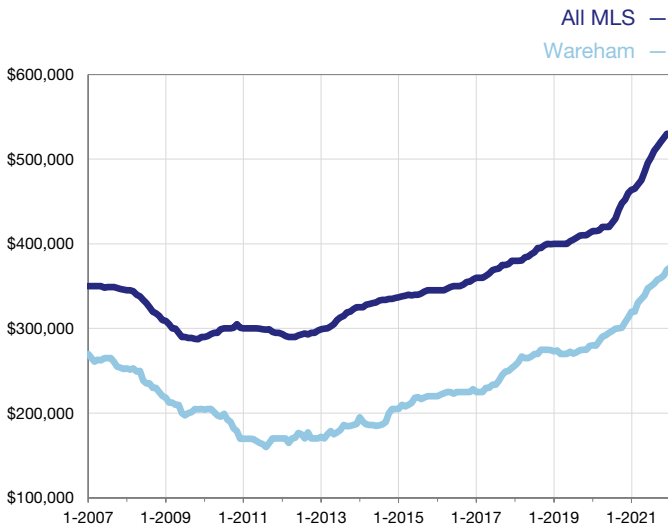
Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	3	0.0%	8	10	+ 25.0%
Closed Sales	4	2	- 50.0%	8	11	+ 37.5%
Median Sales Price*	\$362,500	\$370,000	+ 2.1%	\$312,950	\$355,000	+ 13.4%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	123	15	- 87.8%	88	48	- 45.5%
Percent of Original List Price Received*	101.3%	106.5%	+ 5.1%	100.2%	101.8%	+ 1.6%
New Listings	5	2	- 60.0%	7	8	+ 14.3%

* 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

