

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	14	- 30.0%	406	304	- 25.1%
Closed Sales	27	20	- 25.9%	403	324	- 19.6%
Median Sales Price*	\$400,000	\$432,750	+ 8.2%	\$375,000	\$417,000	+ 11.2%
Inventory of Homes for Sale	34	38	+ 11.8%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	67	+ 109.4%	31	38	+ 22.6%
Percent of Original List Price Received*	99.2%	93.3%	- 5.9%	101.5%	100.0%	- 1.5%
New Listings	16	7	- 56.3%	450	385	- 14.4%

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

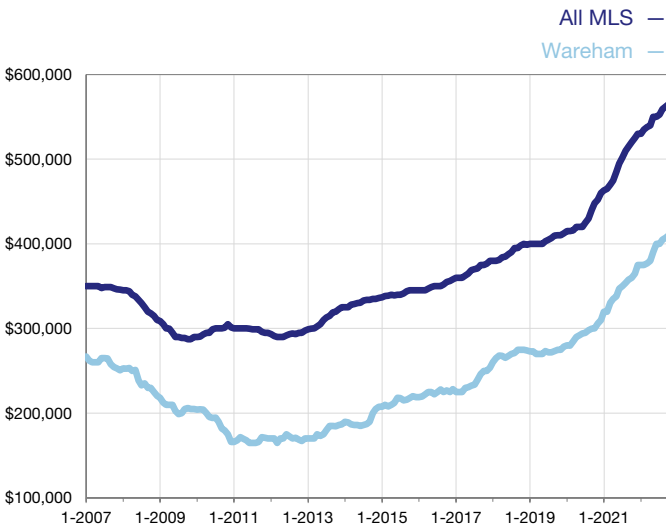
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	5	- 16.7%	49	39	- 20.4%
Closed Sales	3	6	+ 100.0%	42	42	0.0%
Median Sales Price*	\$349,900	\$339,125	- 3.1%	\$327,000	\$349,950	+ 7.0%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	20	27	+ 35.0%	48	38	- 20.8%
Percent of Original List Price Received*	101.4%	96.6%	- 4.7%	99.9%	100.9%	+ 1.0%
New Listings	2	2	0.0%	47	48	+ 2.1%

* 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

