

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	20	- 16.7%	24	20	- 16.7%
Closed Sales	27	11	- 59.3%	27	11	- 59.3%
Median Sales Price*	\$375,000	\$379,900	+ 1.3%	\$375,000	\$379,900	+ 1.3%
Inventory of Homes for Sale	25	32	+ 28.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	42	37	- 11.9%	42	37	- 11.9%
Percent of Original List Price Received*	100.1%	101.7%	+ 1.6%	100.1%	101.7%	+ 1.6%
New Listings	20	12	- 40.0%	20	12	- 40.0%

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

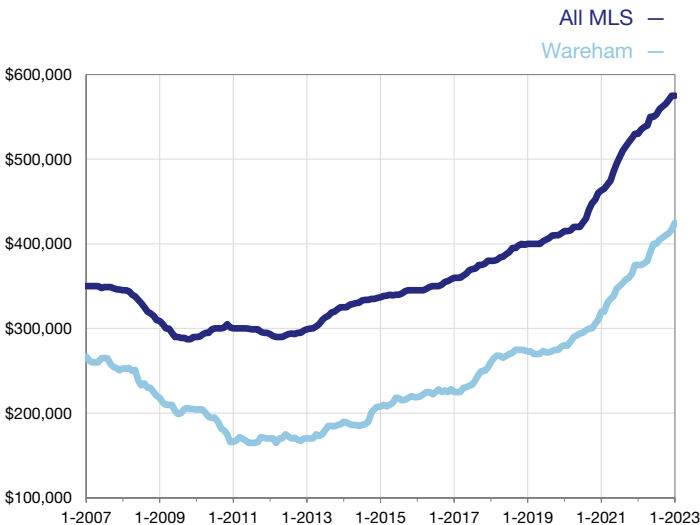
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	4	4	0.0%	4	4	0.0%
Median Sales Price*	\$354,450	\$457,450	+ 29.1%	\$354,450	\$457,450	+ 29.1%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	75	32	- 57.3%	75	32	- 57.3%
Percent of Original List Price Received*	98.4%	99.2%	+ 0.8%	98.4%	99.2%	+ 0.8%
New Listings	3	1	- 66.7%	3	1	- 66.7%

* 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

