

Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	36	54	+ 50.0%	219	237	+ 8.2%
Closed Sales	29	38	+ 31.0%	183	185	+ 1.1%
Median Sales Price*	\$240,000	\$292,788	+ 22.0%	\$240,000	\$270,000	+ 12.5%
Inventory of Homes for Sale	179	107	- 40.2%	--	--	--
Months Supply of Inventory	5.9	3.3	- 44.1%	--	--	--
Cumulative Days on Market Until Sale	74	43	- 41.9%	88	63	- 28.4%
Percent of Original List Price Received*	97.7%	98.1%	+ 0.4%	96.5%	96.5%	0.0%
New Listings	61	58	- 4.9%	337	339	+ 0.6%

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

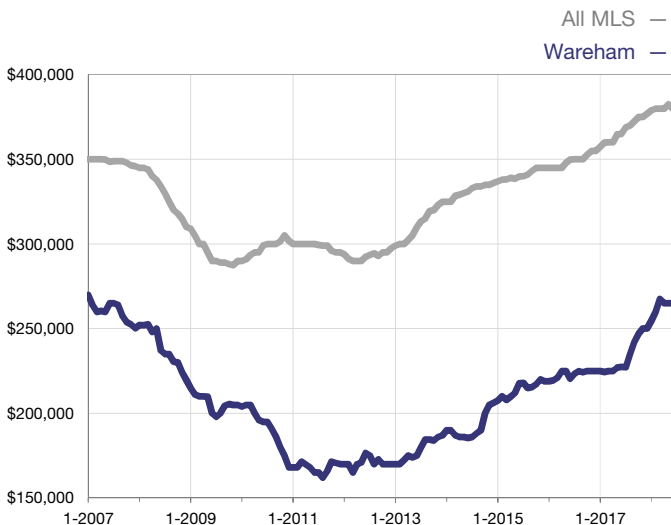
Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	8	+ 100.0%	28	26	- 7.1%
Closed Sales	3	1	- 66.7%	19	15	- 21.1%
Median Sales Price*	\$148,000	\$356,000	+ 140.5%	\$212,500	\$230,000	+ 8.2%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 3.8%	--	--	--
Cumulative Days on Market Until Sale	216	87	- 59.7%	105	62	- 41.0%
Percent of Original List Price Received*	83.7%	96.5%	+ 15.3%	95.4%	96.4%	+ 1.0%
New Listings	8	5	- 37.5%	32	32	0.0%

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

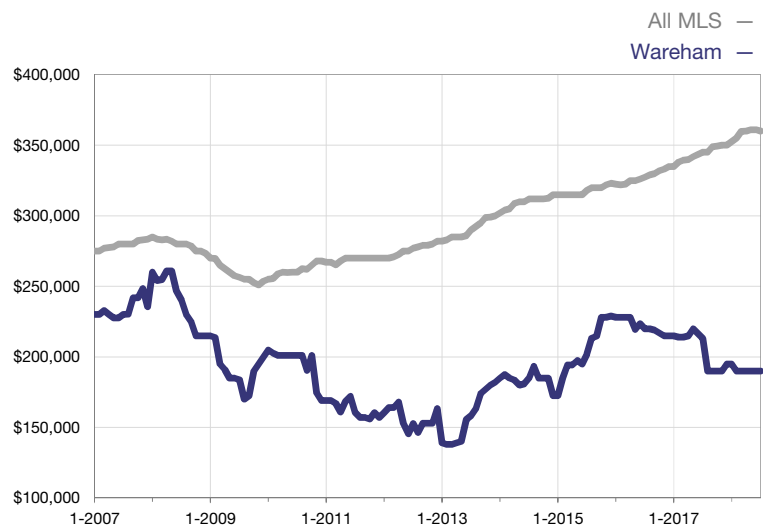
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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