Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Wareham

Single-Family Properties

	September			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	49	**44**	- 10.2%	326	**305**	- 6.4%
Closed Sales	39	**45**	+ 15.4%	284	**254**	- 10.6%
Median Sales Price*	$315,000	**$335,000**	+ 6.3%	$274,500	**$300,000**	+ 9.3%
Inventory of Homes for Sale	110	**53**	- 51.8%	--	--	--
Months Supply of Inventory	3.6	**1.7**	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	68	**55**	- 19.1%	65	**66**	+ 1.5%
Percent of Original List Price Received*	95.0%	**99.8%**	+ 5.1%	95.7%	**97.1%**	+ 1.5%
New Listings	48	**56**	+ 16.7%	421	**339**	- 19.5%

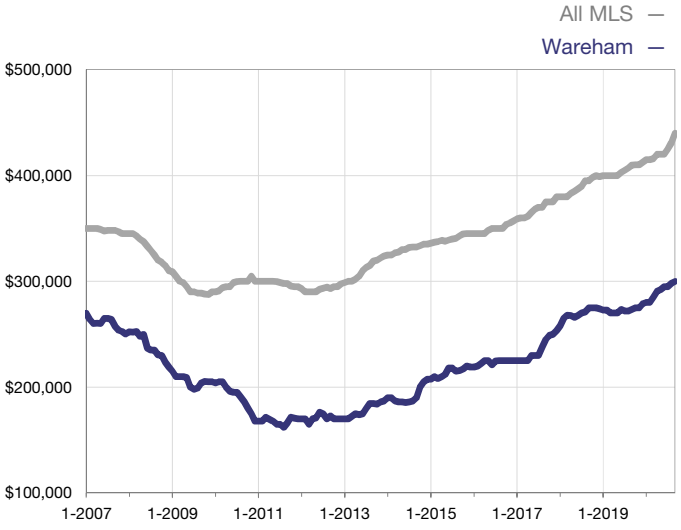
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

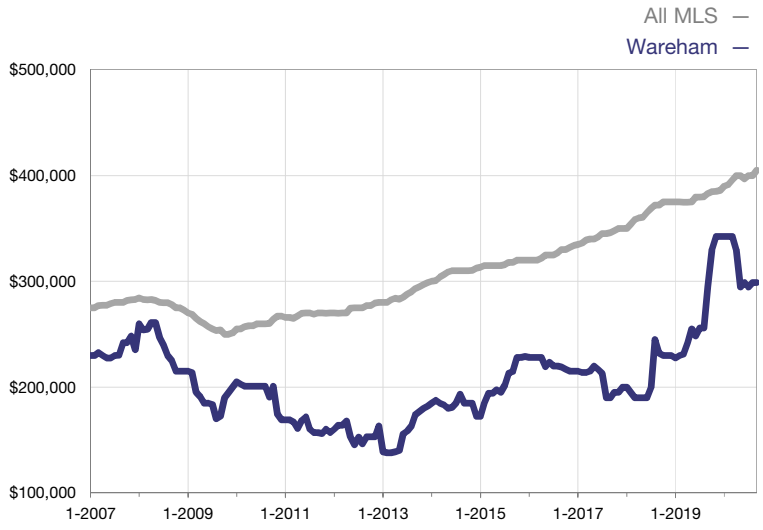
	September			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	5	**6**	+ 20.0%	41	**50**	+ 22.0%
Closed Sales	8	**9**	+ 12.5%	39	**43**	+ 10.3%
Median Sales Price*	$317,500	**$299,000**	- 5.8%	$299,900	**$299,000**	- 0.3%
Inventory of Homes for Sale	17	**7**	- 58.8%	--	--	--
Months Supply of Inventory	4.0	**1.4**	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	128	**52**	- 59.4%	64	**106**	+ 65.6%
Percent of Original List Price Received*	97.8%	**102.7%**	+ 5.0%	98.5%	**98.9%**	+ 0.4%
New Listings	6	**11**	+ 83.3%	52	**46**	- 11.5%

* 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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