

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	43	+ 87.0%	79	89	+ 12.7%
Closed Sales	29	26	- 10.3%	63	67	+ 6.3%
Median Sales Price*	\$285,000	\$356,500	+ 25.1%	\$279,500	\$333,000	+ 19.1%
Inventory of Homes for Sale	76	24	- 68.4%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	78	48	- 38.5%	74	43	- 41.9%
Percent of Original List Price Received*	94.7%	99.7%	+ 5.3%	95.2%	100.7%	+ 5.8%
New Listings	32	49	+ 53.1%	95	87	- 8.4%

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

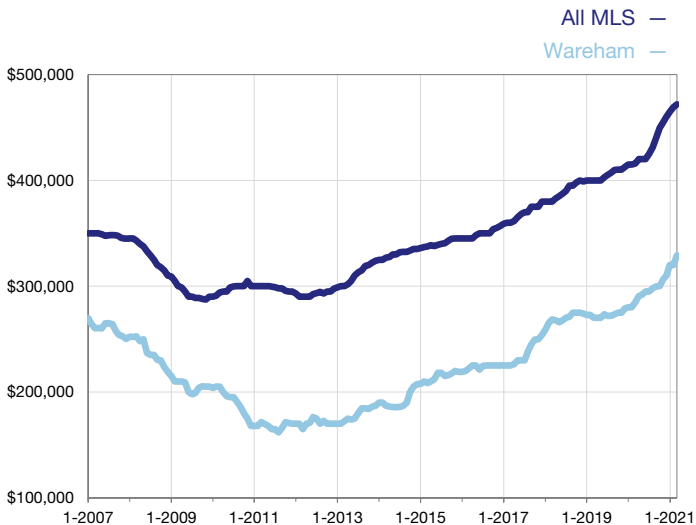
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	3	- 25.0%	17	8	- 52.9%
Closed Sales	6	4	- 33.3%	14	8	- 42.9%
Median Sales Price*	\$319,500	\$362,500	+ 13.5%	\$217,000	\$312,950	+ 44.2%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--
Cumulative Days on Market Until Sale	157	123	- 21.7%	135	88	- 34.8%
Percent of Original List Price Received*	100.7%	101.3%	+ 0.6%	96.9%	100.2%	+ 3.4%
New Listings	3	5	+ 66.7%	8	7	- 12.5%

* 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

