

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	41	+ 70.8%	103	124	+ 20.4%
Closed Sales	19	35	+ 84.2%	82	102	+ 24.4%
Median Sales Price*	\$322,000	\$362,500	+ 12.6%	\$290,300	\$359,000	+ 23.7%
Inventory of Homes for Sale	75	22	- 70.7%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	48	44	- 8.3%	69	44	- 36.2%
Percent of Original List Price Received*	100.7%	103.4%	+ 2.7%	96.5%	101.6%	+ 5.3%
New Listings	28	40	+ 42.9%	124	127	+ 2.4%

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

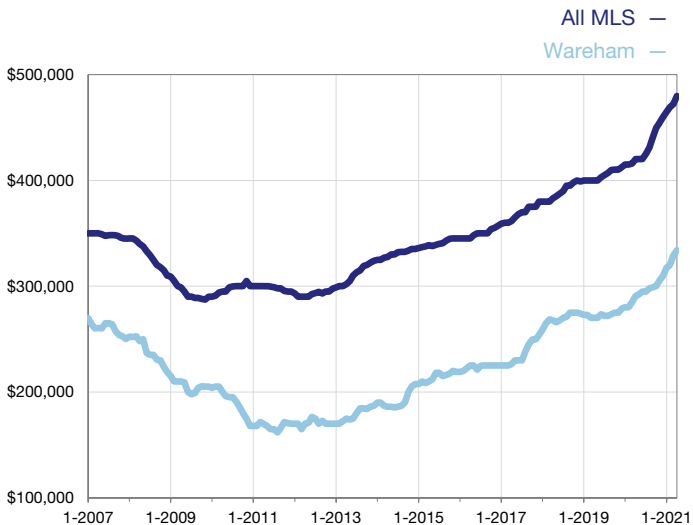
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	9	+ 350.0%	19	17	- 10.5%
Closed Sales	3	4	+ 33.3%	17	12	- 29.4%
Median Sales Price*	\$215,000	\$349,900	+ 62.7%	\$215,000	\$334,950	+ 55.8%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	66	56	- 15.2%	122	77	- 36.9%
Percent of Original List Price Received*	96.7%	100.0%	+ 3.4%	96.9%	100.2%	+ 3.4%
New Listings	2	1	- 50.0%	10	8	- 20.0%

* 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

