

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	37	40	+ 8.1%	138	164	+ 18.8%
Closed Sales	25	31	+ 24.0%	107	136	+ 27.1%
Median Sales Price*	\$295,000	\$349,000	+ 18.3%	\$290,635	\$354,950	+ 22.1%
Inventory of Homes for Sale	67	27	- 59.7%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	101	30	- 70.3%	76	41	- 46.1%
Percent of Original List Price Received*	94.9%	100.6%	+ 6.0%	96.1%	101.2%	+ 5.3%
New Listings	33	47	+ 42.4%	156	174	+ 11.5%

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

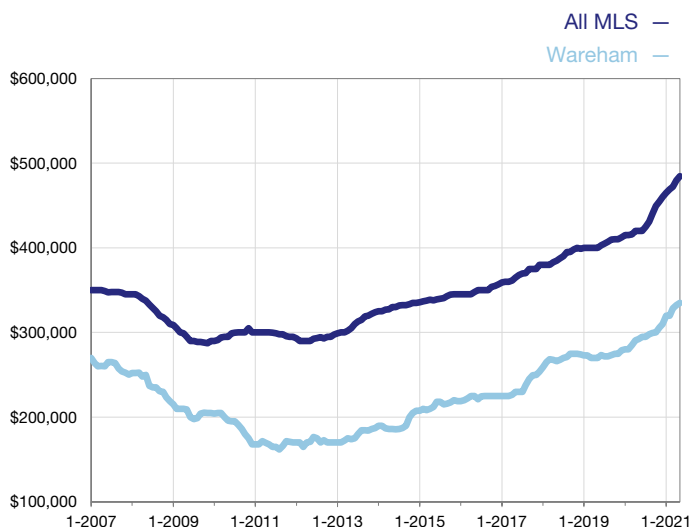
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	5	0.0%	23	22	- 4.3%
Closed Sales	6	2	- 66.7%	22	14	- 36.4%
Median Sales Price*	\$299,000	\$328,500	+ 9.9%	\$265,000	\$334,950	+ 26.4%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	40	7	- 82.5%	103	67	- 35.0%
Percent of Original List Price Received*	100.4%	103.5%	+ 3.1%	97.5%	100.6%	+ 3.2%
New Listings	8	5	- 37.5%	18	13	- 27.8%

* 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

