# Local Market Update – August 2022

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

# Wareham

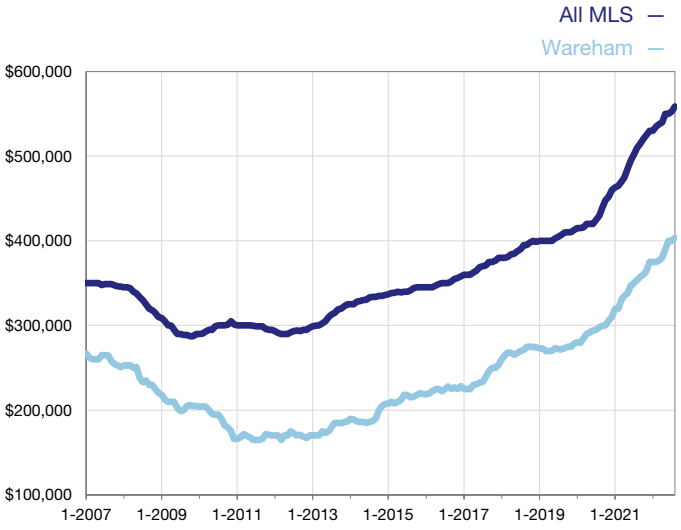
| Single-Family Properties | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2021** | **2022** | **+ / –** | **2021** | **2022** | **+ / –** |
| Pending Sales | 46 | **39** | - 15.2% | 275 | **230** | - 16.4% |
| Closed Sales | 55 | **36** | - 34.5% | 264 | **219** | - 17.0% |
| Median Sales Price* | $362,000 | **$412,500** | + 14.0% | $360,000 | **$417,000** | + 15.8% |
| Inventory of Homes for Sale | 59 | **47** | - 20.3% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | **1.6** | - 5.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | **30** | + 50.0% | 31 | **35** | + 12.9% |
| Percent of Original List Price Received* | 102.9% | **98.7%** | - 4.1% | 102.0% | **101.4%** | - 0.6% |
| New Listings | 43 | **42** | - 2.3% | 327 | **287** | - 12.2% |

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

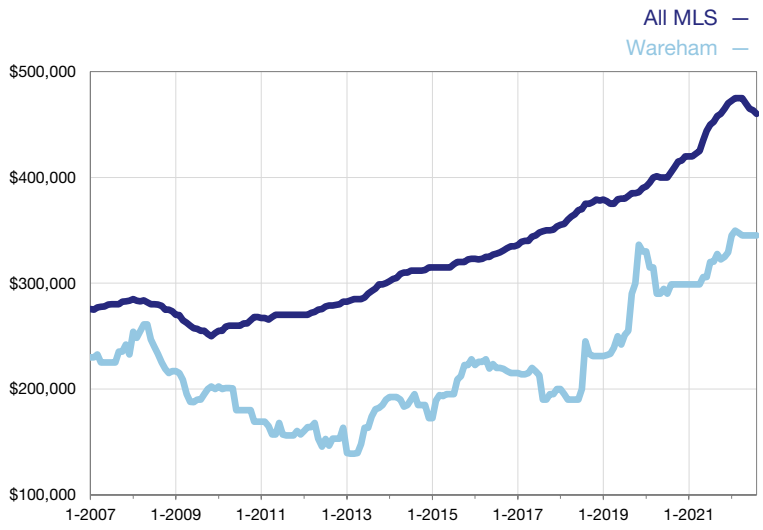
| Condominium Properties | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2021** | **2022** | **+ / –** | **2021** | **2022** | **+ / –** |
| Pending Sales | 3 | **4** | + 33.3% | 33 | **24** | - 27.3% |
| Closed Sales | 3 | **2** | - 33.3% | 28 | **28** | 0.0% |
| Median Sales Price* | $425,000 | **$352,450** | - 17.1% | $337,450 | **$352,450** | + 4.4% |
| Inventory of Homes for Sale | 5 | **7** | + 40.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | **2.1** | + 61.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 14 | **9** | - 35.7% | 60 | **39** | - 35.0% |
| Percent of Original List Price Received* | 98.9% | **103.0%** | + 4.1% | 100.4% | **102.7%** | + 2.3% |
| New Listings | 5 | **9** | + 80.0% | 29 | **33** | + 13.8% |

* 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




MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime.