

Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 43 | 33 | - 23.3% | 318 | 255 | - 19.8% |
| Closed Sales | 35 | 27 | - 22.9% | 299 | 249 | - 16.7% |
| Median Sales Price* | \$400,000 | \$428,500 | + 7.1% | \$365,000 | \$421,000 | + 15.3% |
| Inventory of Homes for Sale | 57 | 57 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 2.0 | + 17.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 29 | 35 | + 20.7% | 31 | 35 | + 12.9% |
| Percent of Original List Price Received* | 101.7% | 98.9% | - 2.8% | 102.0% | 101.1% | - 0.9% |
| New Listings | 45 | 40 | - 11.1% | 372 | 327 | - 12.1% |

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

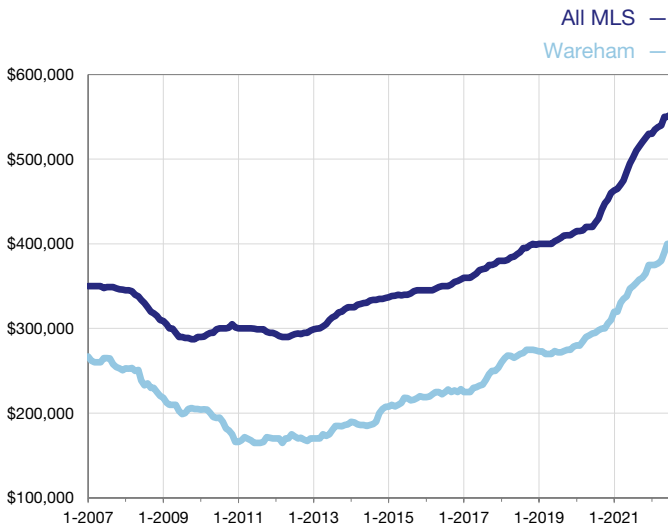
Condominium Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 5 | 4 | - 20.0% | 38 | 27 | - 28.9% |
| Closed Sales | 5 | 2 | - 60.0% | 33 | 30 | - 9.1% |
| Median Sales Price* | \$325,000 | \$362,500 | + 11.5% | \$325,000 | \$352,450 | + 8.4% |
| Inventory of Homes for Sale | 7 | 12 | + 71.4% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 3.8 | + 111.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 24 | 77 | + 220.8% | 54 | 42 | - 22.2% |
| Percent of Original List Price Received* | 102.7% | 101.1% | - 1.6% | 100.7% | 102.6% | + 1.9% |
| New Listings | 7 | 4 | - 42.9% | 36 | 39 | + 8.3% |

* 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

