

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	32	20	- 37.5%	386	294	- 23.8%
Closed Sales	38	23	- 39.5%	376	303	- 19.4%
Median Sales Price*	\$379,500	\$345,000	- 9.1%	\$368,250	\$417,000	+ 13.2%
Inventory of Homes for Sale	44	48	+ 9.1%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	27	54	+ 100.0%	31	36	+ 16.1%
Percent of Original List Price Received*	100.0%	94.8%	- 5.2%	101.7%	100.4%	- 1.3%
New Listings	27	17	- 37.0%	434	380	- 12.4%

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

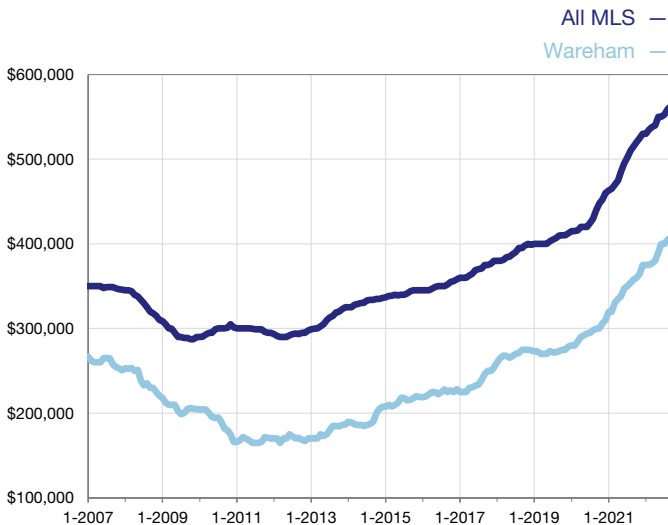
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	5	+ 150.0%	43	34	- 20.9%
Closed Sales	3	2	- 33.3%	39	36	- 7.7%
Median Sales Price*	\$345,000	\$378,500	+ 9.7%	\$325,000	\$349,950	+ 7.7%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	48	31	- 35.4%	51	40	- 21.6%
Percent of Original List Price Received*	83.7%	99.5%	+ 18.9%	99.8%	101.6%	+ 1.8%
New Listings	5	2	- 60.0%	45	46	+ 2.2%

* 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

