

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wareham

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	20	+ 53.8%	37	34	- 8.1%
Closed Sales	18	14	- 22.2%	45	25	- 44.4%
Median Sales Price*	\$380,000	<b>\$379,250</b>	- 0.2%	\$379,000	<b>\$379,900</b>	+ 0.2%
Inventory of Homes for Sale	33	31	- 6.1%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	34	48	+ 41.2%	39	43	+ 10.3%
Percent of Original List Price Received*	104.0%	<b>96.2%</b>	- 7.5%	101.7%	<b>98.6%</b>	- 3.0%
New Listings	24	19	- 20.8%	44	31	- 29.5%

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

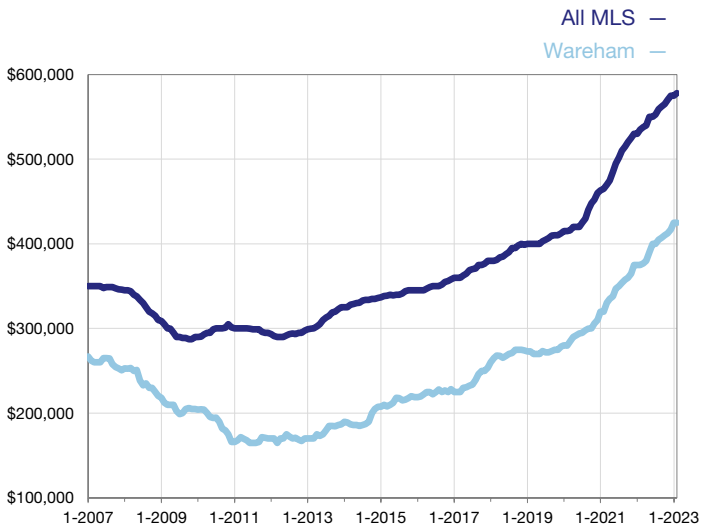
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	6	3	- 50.0%
Closed Sales	5	1	- 80.0%	9	5	- 44.4%
Median Sales Price*	\$355,000	<b>\$261,543</b>	- 26.3%	\$355,000	<b>\$415,000</b>	+ 16.9%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.2	2.7	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	39	21	- 46.2%	55	30	- 45.5%
Percent of Original List Price Received*	102.6%	<b>99.8%</b>	- 2.7%	100.8%	<b>99.3%</b>	- 1.5%
New Listings	3	4	+ 33.3%	6	5	- 16.7%

\* 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

