

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	29	+ 16.0%	62	57	- 8.1%
Closed Sales	21	16	- 23.8%	66	41	- 37.9%
Median Sales Price*	\$403,000	\$375,000	- 6.9%	\$380,000	\$379,900	- 0.0%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	43	63	+ 46.5%	40	51	+ 27.5%
Percent of Original List Price Received*	101.0%	95.4%	- 5.5%	101.5%	97.4%	- 4.0%
New Listings	29	27	- 6.9%	73	58	- 20.5%

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

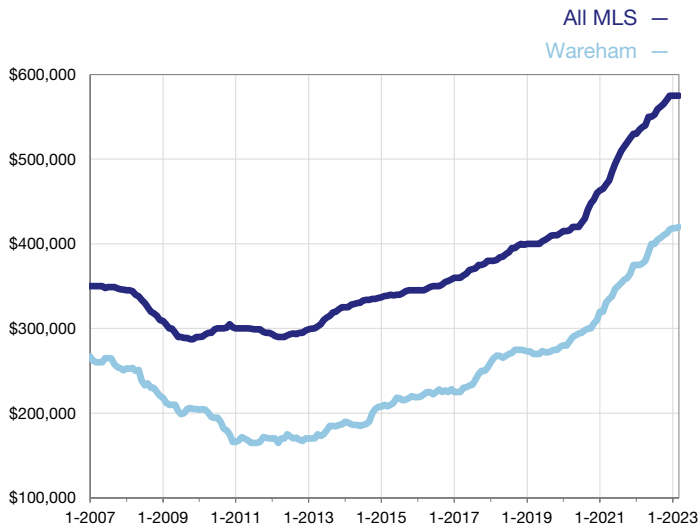
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	8	5	- 37.5%
Closed Sales	3	3	0.0%	12	8	- 33.3%
Median Sales Price*	\$355,000	\$350,000	- 1.4%	\$355,000	\$382,500	+ 7.7%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	1.3	5.5	+ 323.1%	--	--	--
Cumulative Days on Market Until Sale	24	17	- 29.2%	47	25	- 46.8%
Percent of Original List Price Received*	104.8%	96.9%	- 7.5%	101.8%	98.4%	- 3.3%
New Listings	2	10	+ 400.0%	8	15	+ 87.5%

* 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

