

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	27	+ 3.8%	88	81	- 8.0%
Closed Sales	27	24	- 11.1%	93	65	- 30.1%
Median Sales Price*	\$440,000	\$421,000	- 4.3%	\$405,000	\$389,500	- 3.8%
Inventory of Homes for Sale	34	35	+ 2.9%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	53	64	+ 20.8%	44	56	+ 27.3%
Percent of Original List Price Received*	104.2%	97.5%	- 6.4%	102.2%	97.4%	- 4.7%
New Listings	30	30	0.0%	103	88	- 14.6%

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

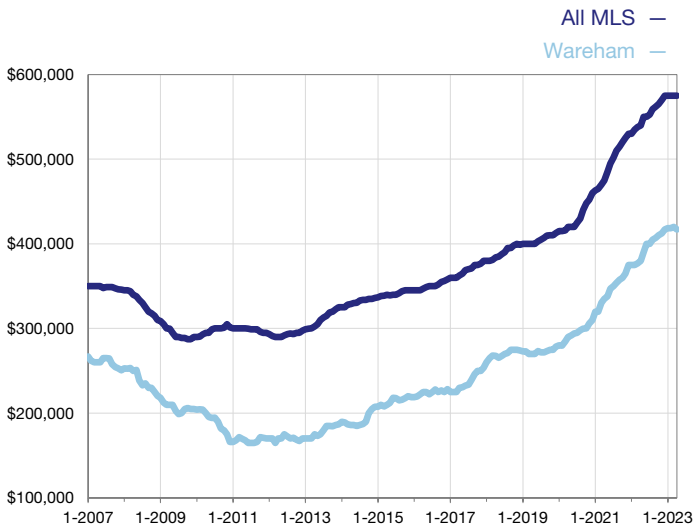
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	9	+ 125.0%	12	13	+ 8.3%
Closed Sales	4	1	- 75.0%	16	9	- 43.8%
Median Sales Price*	\$365,000	\$380,000	+ 4.1%	\$357,500	\$380,000	+ 6.3%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	2.1	4.3	+ 104.8%	--	--	--
Cumulative Days on Market Until Sale	85	48	- 43.5%	57	28	- 50.9%
Percent of Original List Price Received*	102.9%	92.7%	- 9.9%	102.1%	97.8%	- 4.2%
New Listings	7	6	- 14.3%	15	21	+ 40.0%

* 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

