

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	30	+ 15.4%	118	106	- 10.2%
Closed Sales	27	23	- 14.8%	121	88	- 27.3%
Median Sales Price*	\$505,900	\$426,000	- 15.8%	\$415,000	\$415,000	0.0%
Inventory of Homes for Sale	56	43	- 23.2%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	47	57	+ 21.3%	45	56	+ 24.4%
Percent of Original List Price Received*	103.5%	100.4%	- 3.0%	102.6%	98.2%	- 4.3%
New Listings	48	40	- 16.7%	156	126	- 19.2%

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

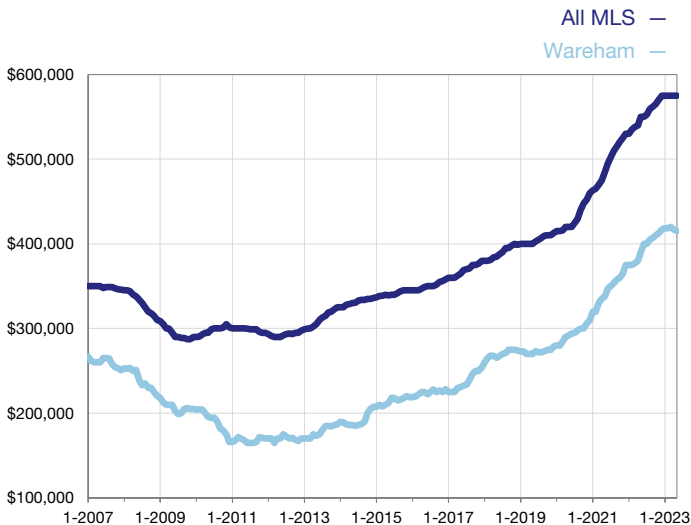
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	17	20	+ 17.6%
Closed Sales	5	9	+ 80.0%	21	18	- 14.3%
Median Sales Price*	\$340,000	\$425,000	+ 25.0%	\$355,000	\$397,500	+ 12.0%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.8	3.5	+ 94.4%	--	--	--
Cumulative Days on Market Until Sale	18	17	- 5.6%	47	23	- 51.1%
Percent of Original List Price Received*	103.0%	103.1%	+ 0.1%	102.3%	100.4%	- 1.9%
New Listings	5	5	0.0%	20	26	+ 30.0%

* 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

