

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	36	0.0%	154	136	- 11.7%
Closed Sales	37	28	- 24.3%	158	116	- 26.6%
Median Sales Price*	\$425,000	\$429,950	+ 1.2%	\$425,000	\$417,250	- 1.8%
Inventory of Homes for Sale	78	38	- 51.3%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	20	33	+ 65.0%	39	50	+ 28.2%
Percent of Original List Price Received*	100.8%	98.6%	- 2.2%	102.1%	98.3%	- 3.7%
New Listings	62	29	- 53.2%	218	154	- 29.4%

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

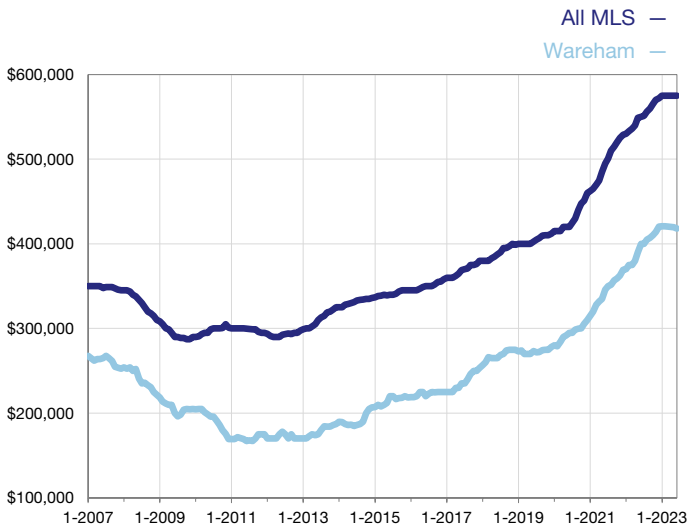
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	9	+ 800.0%	18	26	+ 44.4%
Closed Sales	3	2	- 33.3%	24	20	- 16.7%
Median Sales Price*	\$335,000	\$434,950	+ 29.8%	\$352,500	\$397,500	+ 12.8%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	1.4	4.2	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	13	374	+ 2,776.9%	43	58	+ 34.9%
Percent of Original List Price Received*	105.1%	97.1%	- 7.6%	102.6%	100.1%	- 2.4%
New Listings	1	10	+ 900.0%	21	36	+ 71.4%

* 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

