

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	42	28	- 33.3%	196	162	- 17.3%
Closed Sales	31	20	- 35.5%	189	139	- 26.5%
Median Sales Price*	\$425,000	\$402,500	- 5.3%	\$425,000	\$415,000	- 2.4%
Inventory of Homes for Sale	62	30	- 51.6%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	36	47	+ 30.6%
Percent of Original List Price Received*	101.5%	103.6%	+ 2.1%	102.0%	99.1%	- 2.8%
New Listings	30	25	- 16.7%	248	176	- 29.0%

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

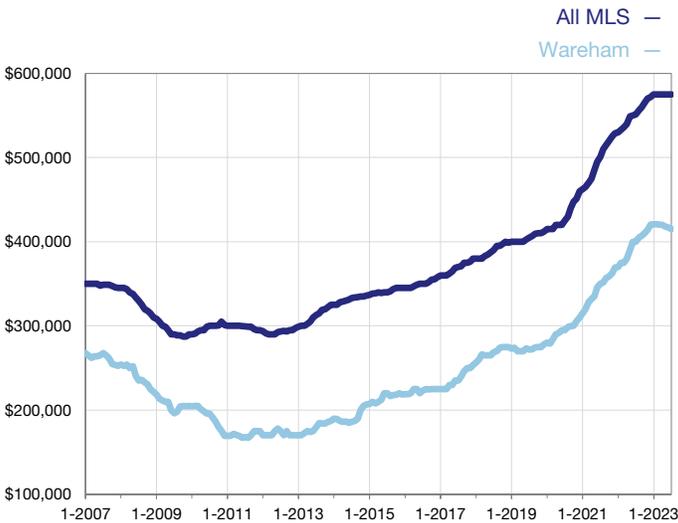
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	10	+ 400.0%	20	34	+ 70.0%
Closed Sales	2	9	+ 350.0%	26	30	+ 15.4%
Median Sales Price*	\$342,500	\$429,000	+ 25.3%	\$352,500	\$402,500	+ 14.2%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	2.1	3.2	+ 52.4%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 4.3%	42	46	+ 9.5%
Percent of Original List Price Received*	102.8%	100.1%	- 2.6%	102.7%	100.2%	- 2.4%
New Listings	3	8	+ 166.7%	24	44	+ 83.3%

* 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

