

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	32	+ 14.3%	224	189	- 15.6%
Closed Sales	37	33	- 10.8%	226	172	- 23.9%
Median Sales Price*	\$415,000	\$475,000	+ 14.5%	\$423,000	\$419,950	- 0.7%
Inventory of Homes for Sale	67	43	- 35.8%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	31	31	0.0%	35	44	+ 25.7%
Percent of Original List Price Received*	98.7%	98.4%	- 0.3%	101.5%	99.0%	- 2.5%
New Listings	42	39	- 7.1%	290	215	- 25.9%

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

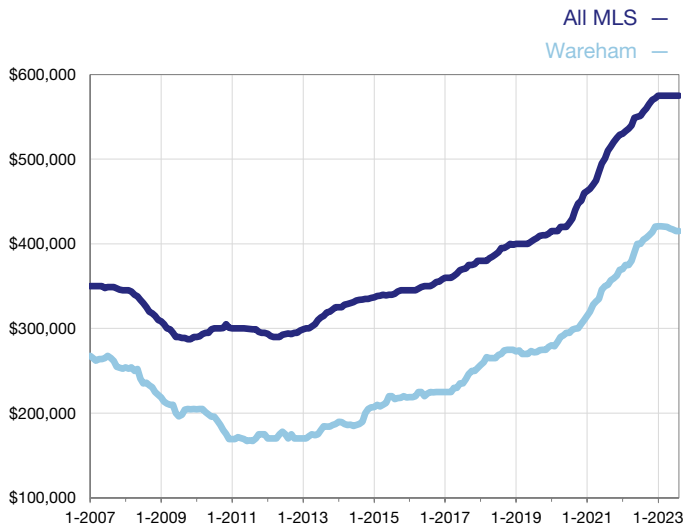
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	23	40	+ 73.9%
Closed Sales	2	8	+ 300.0%	28	38	+ 35.7%
Median Sales Price*	\$352,450	\$325,000	- 7.8%	\$352,450	\$382,500	+ 8.5%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	4.2	2.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	9	56	+ 522.2%	39	48	+ 23.1%
Percent of Original List Price Received*	103.0%	100.5%	- 2.4%	102.7%	100.2%	- 2.4%
New Listings	11	5	- 54.5%	35	49	+ 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

