

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	23	- 17.9%	252	205	- 18.7%
Closed Sales	29	20	- 31.0%	255	192	- 24.7%
Median Sales Price*	\$428,500	\$405,000	- 5.5%	\$425,000	\$417,750	- 1.7%
Inventory of Homes for Sale	73	44	- 39.7%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	35	33	- 5.7%	35	43	+ 22.9%
Percent of Original List Price Received*	99.2%	100.4%	+ 1.2%	101.2%	99.1%	- 2.1%
New Listings	37	22	- 40.5%	327	237	- 27.5%

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

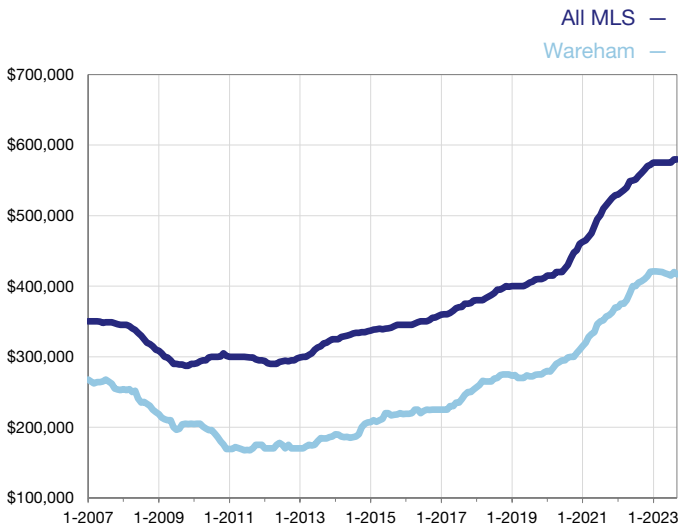
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	27	41	+ 51.9%
Closed Sales	2	4	+ 100.0%	30	43	+ 43.3%
Median Sales Price*	\$362,500	\$403,000	+ 11.2%	\$352,450	\$390,000	+ 10.7%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	3.8	2.8	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	77	18	- 76.6%	42	64	+ 52.4%
Percent of Original List Price Received*	101.1%	102.1%	+ 1.0%	102.6%	100.4%	- 2.1%
New Listings	4	2	- 50.0%	39	50	+ 28.2%

* 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

