

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	22	- 12.0%	277	223	- 19.5%
Closed Sales	30	20	- 33.3%	285	212	- 25.6%
Median Sales Price*	\$421,000	\$406,500	- 3.4%	\$425,000	\$415,500	- 2.2%
Inventory of Homes for Sale	75	47	- 37.3%	--	--	--
Months Supply of Inventory	2.7	2.2	- 18.5%	--	--	--
Cumulative Days on Market Until Sale	36	38	+ 5.6%	35	42	+ 20.0%
Percent of Original List Price Received*	99.2%	97.5%	- 1.7%	101.0%	99.0%	- 2.0%
New Listings	38	29	- 23.7%	365	265	- 27.4%

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

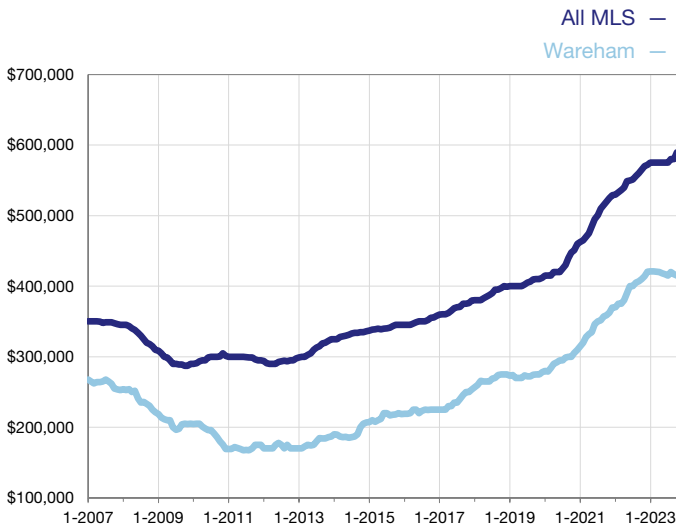
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	29	45	+ 55.2%
Closed Sales	4	6	+ 50.0%	34	49	+ 44.1%
Median Sales Price*	\$312,500	\$412,500	+ 32.0%	\$349,950	\$390,000	+ 11.4%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	4.2	2.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	35	59	+ 68.6%	41	64	+ 56.1%
Percent of Original List Price Received*	95.7%	101.3%	+ 5.9%	101.8%	100.5%	- 1.3%
New Listings	5	3	- 40.0%	44	53	+ 20.5%

* 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

