

# Local Market Update – November 2023

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## Wareham

### Single-Family Properties

| Key Metrics                              | November  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 16        | 19               | + 18.8% | 291          | 238              | - 18.2% |
| Closed Sales                             | 24        | 19               | - 20.8% | 306          | 230              | - 24.8% |
| Median Sales Price*                      | \$362,200 | <b>\$435,000</b> | + 20.1% | \$417,000    | <b>\$419,700</b> | + 0.6%  |
| Inventory of Homes for Sale              | 68        | 38               | - 44.1% | --           | --               | --      |
| Months Supply of Inventory               | 2.6       | 1.8              | - 30.8% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 57        | 41               | - 28.1% | 37           | 42               | + 13.5% |
| Percent of Original List Price Received* | 95.2%     | <b>98.0%</b>     | + 2.9%  | 100.5%       | <b>99.0%</b>     | - 1.5%  |
| New Listings                             | 17        | 17               | 0.0%    | 375          | 280              | - 25.3% |

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

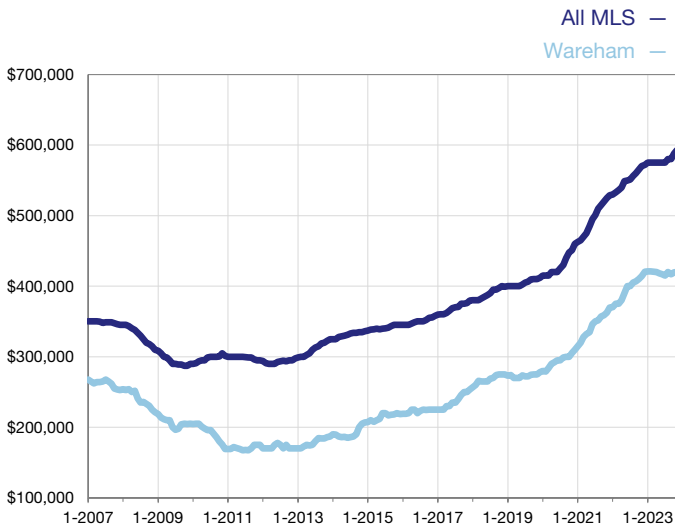
### Condominium Properties

| Key Metrics                              | November  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 5         | 0                | - 100.0% | 34           | 44               | + 29.4% |
| Closed Sales                             | 2         | 2                | 0.0%     | 36           | 51               | + 41.7% |
| Median Sales Price*                      | \$378,500 | <b>\$432,500</b> | + 14.3%  | \$349,950    | <b>\$390,000</b> | + 11.4% |
| Inventory of Homes for Sale              | 10        | 11               | + 10.0%  | --           | --               | --      |
| Months Supply of Inventory               | 3.0       | 2.5              | - 16.7%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 31        | 8                | - 74.2%  | 40           | 62               | + 55.0% |
| Percent of Original List Price Received* | 99.5%     | <b>100.0%</b>    | + 0.5%   | 101.6%       | <b>100.5%</b>    | - 1.1%  |
| New Listings                             | 2         | 0                | - 100.0% | 46           | 54               | + 17.4% |

\* 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

