

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	17	+ 30.8%	304	251	- 17.4%
Closed Sales	21	15	- 28.6%	327	245	- 25.1%
Median Sales Price*	\$435,600	\$421,500	- 3.2%	\$420,000	\$419,900	- 0.0%
Inventory of Homes for Sale	53	31	- 41.5%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	71	42	- 40.8%	39	42	+ 7.7%
Percent of Original List Price Received*	93.6%	93.1%	- 0.5%	100.1%	98.7%	- 1.4%
New Listings	7	14	+ 100.0%	382	294	- 23.0%

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

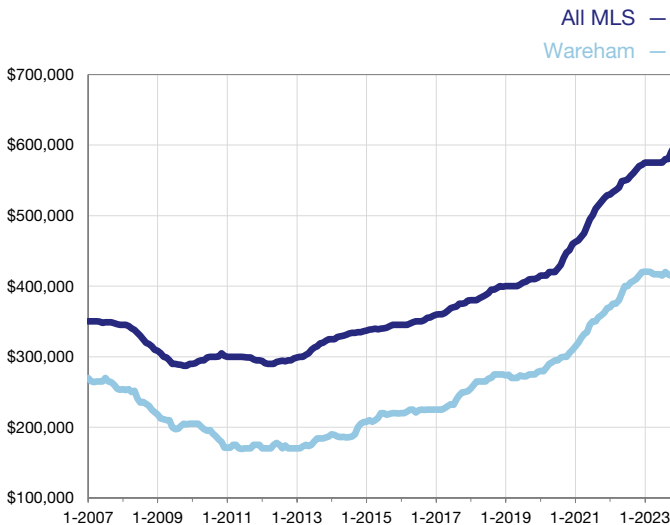
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	38	46	+ 21.1%
Closed Sales	6	0	- 100.0%	42	51	+ 21.4%
Median Sales Price*	\$339,125	\$0	- 100.0%	\$349,950	\$390,000	+ 11.4%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	38	62	+ 63.2%
Percent of Original List Price Received*	96.6%	0.0%	- 100.0%	100.9%	100.5%	- 0.4%
New Listings	2	3	+ 50.0%	48	57	+ 18.8%

* 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

