

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

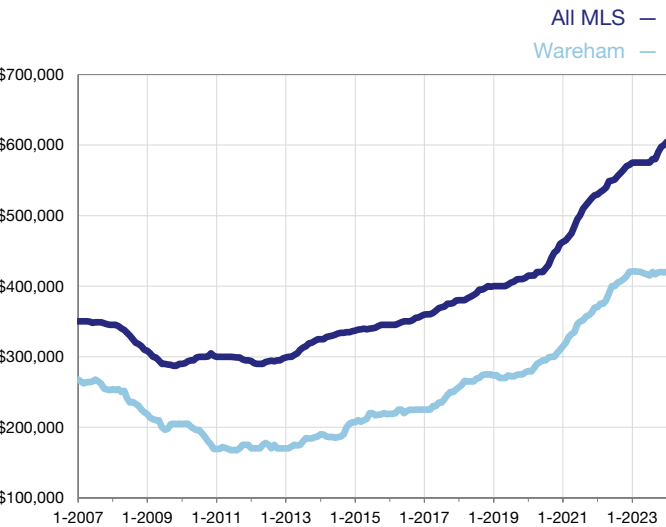
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	18	+ 50.0%	12	18	+ 50.0%
Closed Sales	11	8	- 27.3%	11	8	- 27.3%
Median Sales Price*	\$379,900	\$400,000	+ 5.3%	\$379,900	\$400,000	+ 5.3%
Inventory of Homes for Sale	51	27	- 47.1%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	35	34	- 2.9%	35	34	- 2.9%
Percent of Original List Price Received*	101.7%	100.6%	- 1.1%	101.7%	100.6%	- 1.1%
New Listings	12	13	+ 8.3%	12	13	+ 8.3%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$457,450	\$467,450	+ 2.2%	\$457,450	\$467,450	+ 2.2%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 3.8%	--	--	--
Cumulative Days on Market Until Sale	32	50	+ 56.3%	32	50	+ 56.3%
Percent of Original List Price Received*	99.2%	96.4%	- 2.8%	99.2%	96.4%	- 2.8%
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

* 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

