

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	20	+ 42.9%	26	37	+ 42.3%
Closed Sales	14	17	+ 21.4%	25	25	0.0%
Median Sales Price*	\$379,250	\$415,000	+ 9.4%	\$379,900	\$400,000	+ 5.3%
Inventory of Homes for Sale	46	22	- 52.2%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	49	56	+ 14.3%	43	49	+ 14.0%
Percent of Original List Price Received*	96.2%	94.0%	- 2.3%	98.6%	96.1%	- 2.5%
New Listings	18	15	- 16.7%	30	28	- 6.7%

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

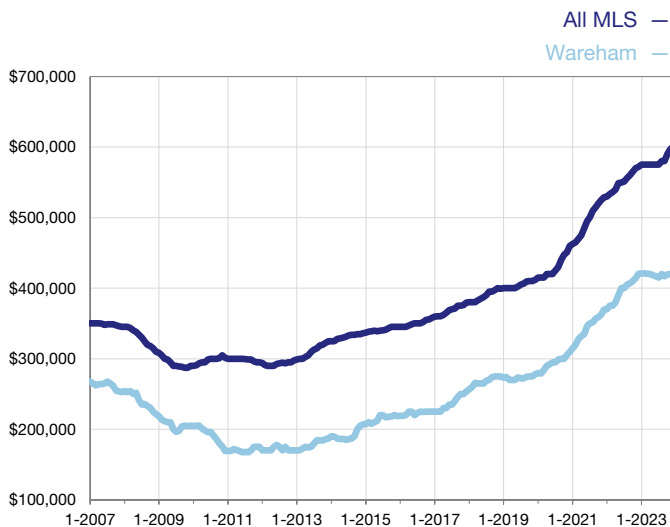
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	3	3	0.0%
Closed Sales	1	3	+ 200.0%	5	5	0.0%
Median Sales Price*	\$261,543	\$370,000	+ 41.5%	\$415,000	\$370,000	- 10.8%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--
Cumulative Days on Market Until Sale	21	12	- 42.9%	30	27	- 10.0%
Percent of Original List Price Received*	99.8%	100.1%	+ 0.3%	99.3%	98.6%	- 0.7%
New Listings	4	1	- 75.0%	5	5	0.0%

* 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

