

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	25	18	- 28.0%	51	53	+ 3.9%
Closed Sales	16	17	+ 6.3%	41	42	+ 2.4%
Median Sales Price*	\$375,000	\$460,000	+ 22.7%	\$379,900	\$428,500	+ 12.8%
Inventory of Homes for Sale	42	36	- 14.3%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	63	32	- 49.2%	51	42	- 17.6%
Percent of Original List Price Received*	95.4%	98.9%	+ 3.7%	97.4%	97.2%	- 0.2%
New Listings	26	34	+ 30.8%	56	63	+ 12.5%

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

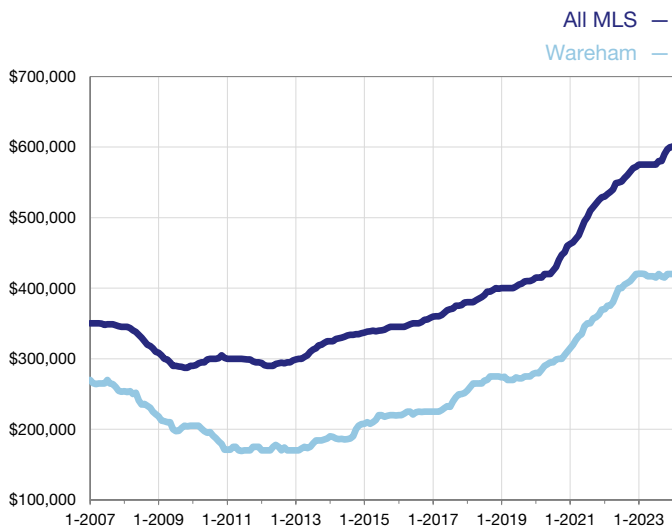
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	4	6	+ 50.0%
Closed Sales	3	1	- 66.7%	8	6	- 25.0%
Median Sales Price*	\$350,000	\$1,200,000	+ 242.9%	\$382,500	\$467,450	+ 22.2%
Inventory of Homes for Sale	23	6	- 73.9%	--	--	--
Months Supply of Inventory	7.9	1.1	- 86.1%	--	--	--
Cumulative Days on Market Until Sale	17	74	+ 335.3%	25	35	+ 40.0%
Percent of Original List Price Received*	96.9%	80.8%	- 16.6%	98.4%	95.6%	- 2.8%
New Listings	9	8	- 11.1%	21	13	- 38.1%

* 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

