

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	22	27	+ 22.7%	73	75	+ 2.7%
Closed Sales	23	21	- 8.7%	64	63	- 1.6%
Median Sales Price*	\$415,000	\$394,000	- 5.1%	\$387,250	\$415,000	+ 7.2%
Inventory of Homes for Sale	45	38	- 15.6%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	61	41	- 32.8%	55	42	- 23.6%
Percent of Original List Price Received*	98.4%	98.5%	+ 0.1%	97.7%	97.7%	0.0%
New Listings	27	27	0.0%	84	88	+ 4.8%

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

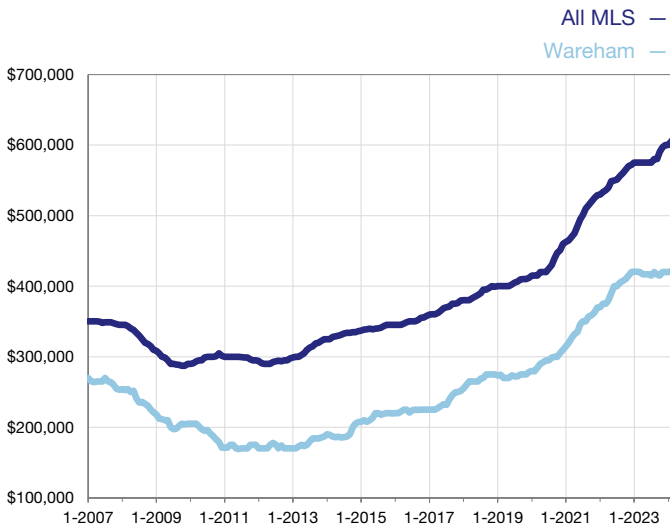
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	6	- 14.3%	11	11	0.0%
Closed Sales	1	4	+ 300.0%	9	10	+ 11.1%
Median Sales Price*	\$380,000	\$383,500	+ 0.9%	\$380,000	\$406,000	+ 6.8%
Inventory of Homes for Sale	22	6	- 72.7%	--	--	--
Months Supply of Inventory	6.9	1.1	- 84.1%	--	--	--
Cumulative Days on Market Until Sale	48	40	- 16.7%	28	37	+ 32.1%
Percent of Original List Price Received*	92.7%	103.7%	+ 11.9%	97.8%	98.9%	+ 1.1%
New Listings	6	5	- 16.7%	27	18	- 33.3%

* 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

