

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wareham

### Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	26	+ 30.0%	200	208	+ 4.0%
Closed Sales	20	27	+ 35.0%	191	191	0.0%
Median Sales Price*	\$405,000	\$505,000	+ 24.7%	\$416,000	\$450,000	+ 8.2%
Inventory of Homes for Sale	52	59	+ 13.5%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--
Cumulative Days on Market Until Sale	33	37	+ 12.1%	42	37	- 11.9%
Percent of Original List Price Received*	100.4%	100.0%	- 0.4%	99.3%	99.2%	- 0.1%
New Listings	21	35	+ 66.7%	234	257	+ 9.8%

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

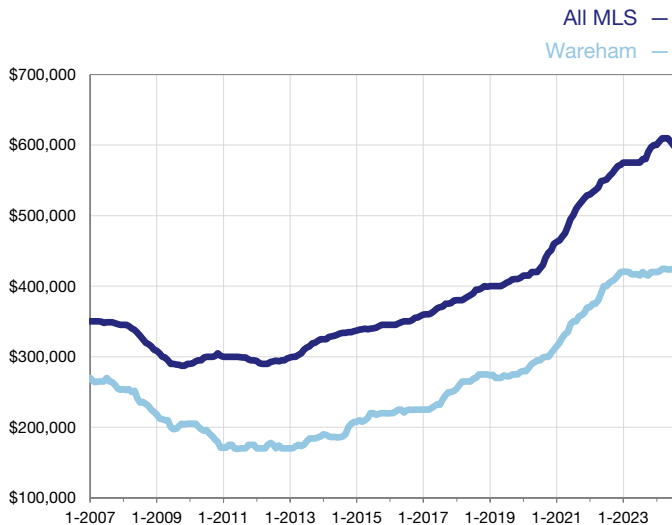
### Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	5	+ 66.7%	46	30	- 34.8%
Closed Sales	4	4	0.0%	43	26	- 39.5%
Median Sales Price*	\$403,000	\$425,000	+ 5.5%	\$390,000	\$443,500	+ 13.7%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	2.9	2.2	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	65	69	+ 6.2%
Percent of Original List Price Received*	102.1%	98.3%	- 3.7%	100.4%	99.1%	- 1.3%
New Listings	2	6	+ 200.0%	58	41	- 29.3%

\* 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

