

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

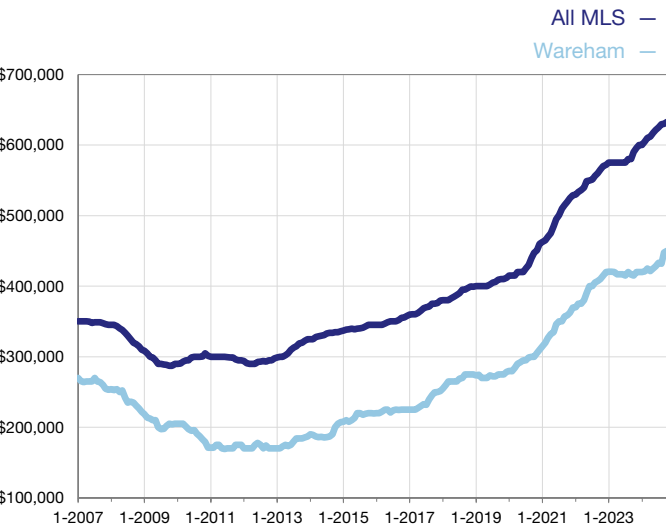
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	36	+ 100.0%	218	239	+ 9.6%
Closed Sales	20	24	+ 20.0%	211	215	+ 1.9%
Median Sales Price*	\$406,500	\$431,000	+ 6.0%	\$415,000	\$450,000	+ 8.4%
Inventory of Homes for Sale	58	49	- 15.5%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	38	63	+ 65.8%	42	40	- 4.8%
Percent of Original List Price Received*	97.5%	97.7%	+ 0.2%	99.1%	99.0%	- 0.1%
New Listings	27	23	- 14.8%	261	281	+ 7.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	50	33	- 34.0%
Closed Sales	6	2	- 66.7%	49	28	- 42.9%
Median Sales Price*	\$412,500	\$368,750	- 10.6%	\$390,000	\$421,000	+ 7.9%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	2.8	1.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	59	52	- 11.9%	64	67	+ 4.7%
Percent of Original List Price Received*	101.3%	91.6%	- 9.6%	100.5%	98.6%	- 1.9%
New Listings	4	2	- 50.0%	62	43	- 30.6%

* 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

