

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

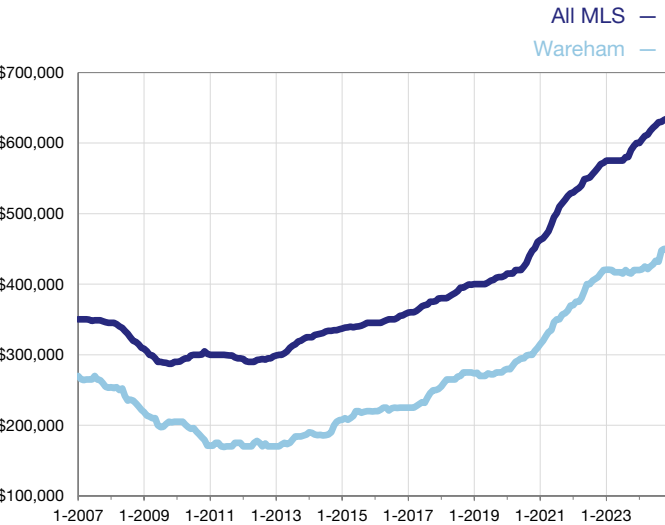
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	23	+ 53.3%	233	259	+ 11.2%
Closed Sales	19	17	- 10.5%	230	232	+ 0.9%
Median Sales Price*	\$435,000	\$492,349	+ 13.2%	\$419,700	\$453,000	+ 7.9%
Inventory of Homes for Sale	48	37	- 22.9%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	41	37	- 9.8%	42	39	- 7.1%
Percent of Original List Price Received*	98.0%	97.9%	- 0.1%	99.0%	98.9%	- 0.1%
New Listings	17	23	+ 35.3%	278	303	+ 9.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	3	--	49	34	- 30.6%
Closed Sales	5	4	- 20.0%	54	32	- 40.7%
Median Sales Price*	\$529,900	\$523,200	- 1.3%	\$415,500	\$443,500	+ 6.7%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	303	52	- 82.8%	78	65	- 16.7%
Percent of Original List Price Received*	100.0%	99.9%	- 0.1%	100.5%	98.7%	- 1.8%
New Listings	0	1	--	62	44	- 29.0%

* 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

