

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

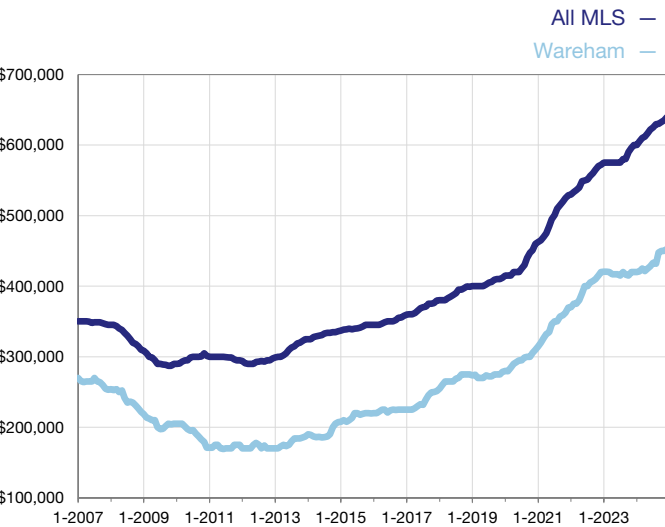
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	22	+ 83.3%	245	274	+ 11.8%
Closed Sales	16	24	+ 50.0%	246	258	+ 4.9%
Median Sales Price*	\$425,750	\$448,950	+ 5.4%	\$419,950	\$453,000	+ 7.9%
Inventory of Homes for Sale	41	35	- 14.6%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	41	44	+ 7.3%	42	40	- 4.8%
Percent of Original List Price Received*	93.6%	96.9%	+ 3.5%	98.7%	98.8%	+ 0.1%
New Listings	14	14	0.0%	292	317	+ 8.6%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	52	36	- 30.8%
Closed Sales	2	3	+ 50.0%	56	35	- 37.5%
Median Sales Price*	\$612,400	\$455,000	- 25.7%	\$418,000	\$445,000	+ 6.5%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	2.3	0.3	- 87.0%	--	--	--
Cumulative Days on Market Until Sale	544	31	- 94.3%	95	62	- 34.7%
Percent of Original List Price Received*	99.2%	100.1%	+ 0.9%	100.4%	98.8%	- 1.6%
New Listings	3	2	- 33.3%	65	46	- 29.2%

* 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

