

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	17	22	+ 29.4%	17	22	+ 29.4%
Closed Sales	8	17	+ 112.5%	8	17	+ 112.5%
Median Sales Price*	\$400,000	\$465,000	+ 16.3%	\$400,000	\$465,000	+ 16.3%
Inventory of Homes for Sale	33	27	- 18.2%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	34	58	+ 70.6%	34	58	+ 70.6%
Percent of Original List Price Received*	100.6%	94.4%	- 6.2%	100.6%	94.4%	- 6.2%
New Listings	13	15	+ 15.4%	13	15	+ 15.4%

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

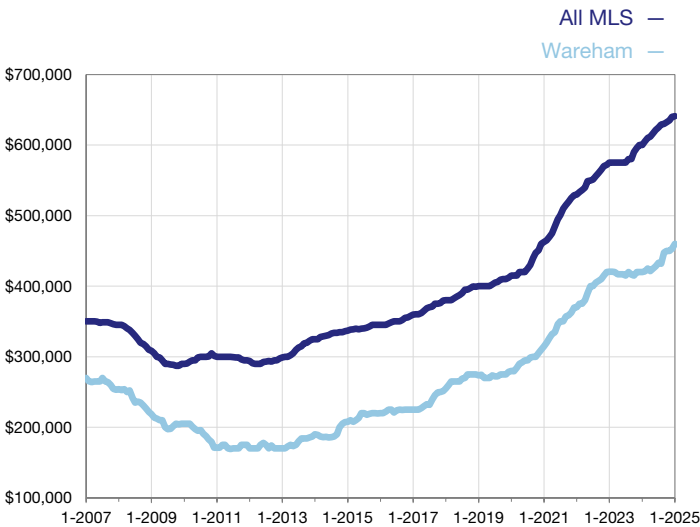
Condominium Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$467,450	\$0	- 100.0%	\$467,450	\$0	- 100.0%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	50	0	- 100.0%	50	0	- 100.0%
Percent of Original List Price Received*	96.4%	0.0%	- 100.0%	96.4%	0.0%	- 100.0%
New Listings	4	9	+ 125.0%	4	9	+ 125.0%

* 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

