

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wareham

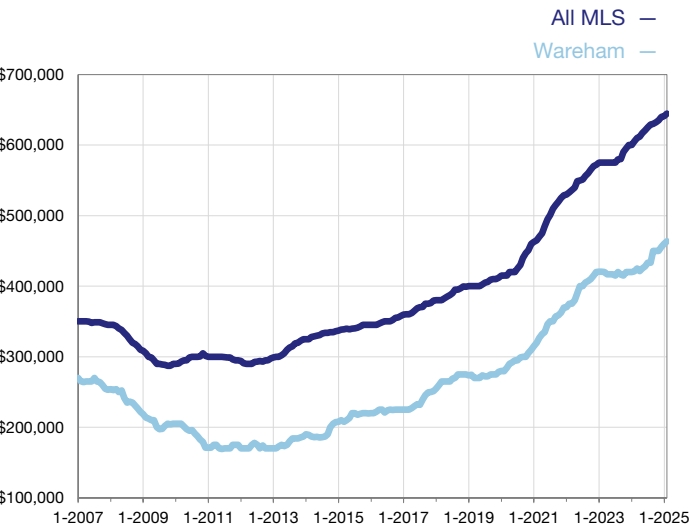
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				18	16	- 11.1%	35	35	0.0%
Closed Sales				17	19	+ 11.8%	25	36	+ 44.0%
Median Sales Price*				\$415,000	\$485,000	+ 16.9%	\$400,000	\$485,000	+ 21.3%
Inventory of Homes for Sale				29	33	+ 13.8%	--	--	--
Months Supply of Inventory				1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale				56	65	+ 16.1%	49	61	+ 24.5%
Percent of Original List Price Received*				94.0%	95.4%	+ 1.5%	96.1%	94.9%	- 1.2%
New Listings				16	24	+ 50.0%	29	39	+ 34.5%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	3	--	3	6	+ 100.0%
Closed Sales				3	4	+ 33.3%	5	4	- 20.0%
Median Sales Price*				\$370,000	\$594,950	+ 60.8%	\$370,000	\$594,950	+ 60.8%
Inventory of Homes for Sale				13	5	- 61.5%	--	--	--
Months Supply of Inventory				2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale				12	106	+ 783.3%	27	106	+ 292.6%
Percent of Original List Price Received*				100.1%	99.4%	- 0.7%	98.6%	99.4%	+ 0.8%
New Listings				1	0	- 100.0%	5	9	+ 80.0%

\* 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

