

Wareham

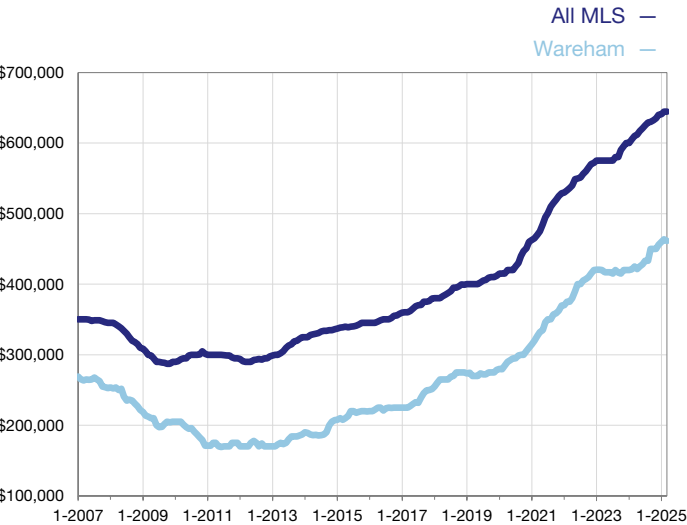
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	14	30	+ 114.3%	49	62	+ 26.5%
Closed Sales	17	11	- 35.3%	42	47	+ 11.9%
Median Sales Price*	\$460,000	\$415,000	- 9.8%	\$428,500	\$475,000	+ 10.9%
Inventory of Homes for Sale	44	28	- 36.4%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	32	52	+ 62.5%	42	59	+ 40.5%
Percent of Original List Price Received*	98.9%	98.5%	- 0.4%	97.2%	95.8%	- 1.4%
New Listings	32	26	- 18.8%	61	64	+ 4.9%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	4	9	+ 125.0%
Closed Sales	1	2	+ 100.0%	6	7	+ 16.7%
Median Sales Price*	\$1,200,000	\$445,000	- 62.9%	\$467,450	\$475,000	+ 1.6%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	74	33	- 55.4%	35	133	+ 280.0%
Percent of Original List Price Received*	80.8%	97.3%	+ 20.4%	95.6%	98.9%	+ 3.5%
New Listings	8	3	- 62.5%	13	12	- 7.7%

* 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

