

# Wareham

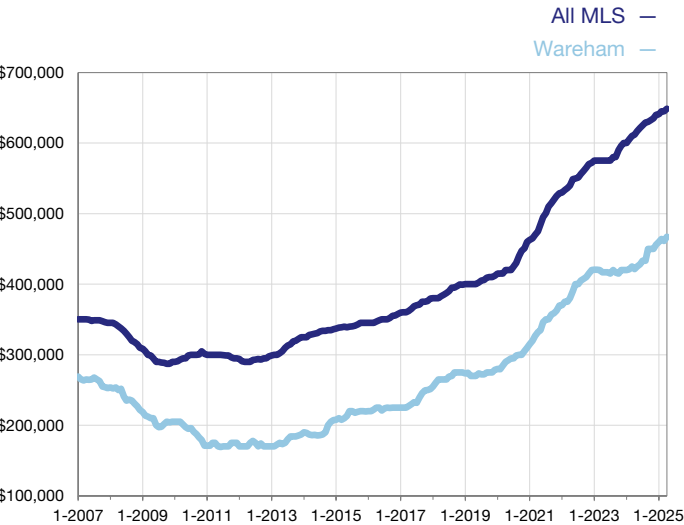
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	27	21	- 22.2%	76	77	+ 1.3%
Closed Sales	21	18	- 14.3%	63	65	+ 3.2%
Median Sales Price*	\$394,000	\$443,500	+ 12.6%	\$415,000	\$465,000	+ 12.0%
Inventory of Homes for Sale	41	35	- 14.6%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	41	36	- 12.2%	42	53	+ 26.2%
Percent of Original List Price Received*	98.5%	101.1%	+ 2.6%	97.7%	97.3%	- 0.4%
New Listings	27	27	0.0%	88	91	+ 3.4%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	10	12	+ 20.0%
Closed Sales	5	1	- 80.0%	11	8	- 27.3%
Median Sales Price*	\$475,000	\$525,000	+ 10.5%	\$475,000	\$500,000	+ 5.3%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	150	7	- 95.3%	81	117	+ 44.4%
Percent of Original List Price Received*	102.4%	102.0%	- 0.4%	98.7%	99.3%	+ 0.6%
New Listings	5	2	- 60.0%	18	14	- 22.2%

\* 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

