

Wareham

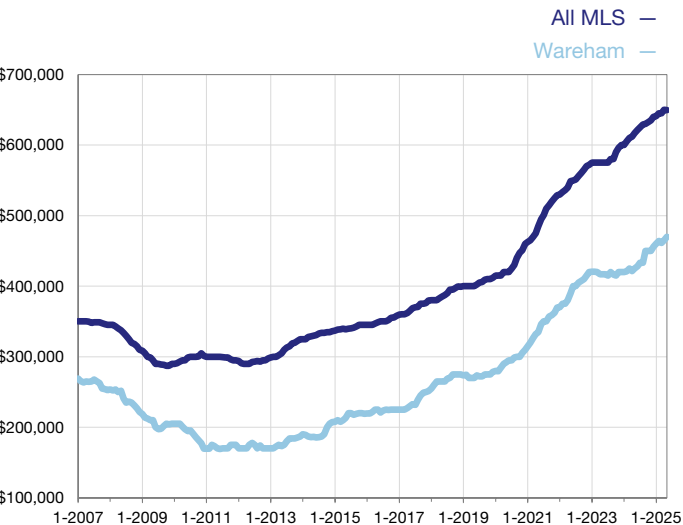
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	28	28	0.0%	104	102	- 1.9%
Closed Sales	26	27	+ 3.8%	89	92	+ 3.4%
Median Sales Price*	\$460,000	\$485,000	+ 5.4%	\$425,000	\$472,000	+ 11.1%
Inventory of Homes for Sale	46	38	- 17.4%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--
Cumulative Days on Market Until Sale	29	31	+ 6.9%	38	46	+ 21.1%
Percent of Original List Price Received*	100.1%	100.9%	+ 0.8%	98.4%	98.4%	0.0%
New Listings	33	29	- 12.1%	121	118	- 2.5%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	14	14	0.0%
Closed Sales	2	5	+ 150.0%	13	14	+ 7.7%
Median Sales Price*	\$414,900	\$455,000	+ 9.7%	\$475,000	\$500,000	+ 5.3%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	226	18	- 92.0%	105	105	0.0%
Percent of Original List Price Received*	100.0%	98.0%	- 2.0%	98.9%	98.9%	0.0%
New Listings	8	3	- 62.5%	26	17	- 34.6%

* 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

