

# Wareham

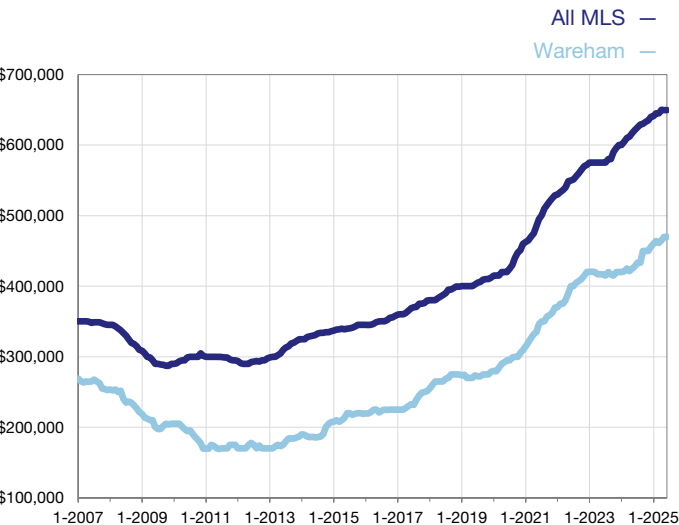
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	24	25	+ 4.2%	128	125	- 2.3%
Closed Sales	26	25	- 3.8%	115	118	+ 2.6%
Median Sales Price*	\$453,000	\$464,500	+ 2.5%	\$435,000	\$472,000	+ 8.5%
Inventory of Homes for Sale	52	45	- 13.5%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	28	59	+ 110.7%	36	49	+ 36.1%
Percent of Original List Price Received*	100.3%	97.0%	- 3.3%	98.8%	98.1%	- 0.7%
New Listings	32	36	+ 12.5%	153	155	+ 1.3%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	17	15	- 11.8%
Closed Sales	5	4	- 20.0%	18	18	0.0%
Median Sales Price*	\$445,000	\$674,950	+ 51.7%	\$460,000	\$599,950	+ 30.4%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	19	231	+ 1,115.8%	83	133	+ 60.2%
Percent of Original List Price Received*	102.3%	104.6%	+ 2.2%	99.9%	100.1%	+ 0.2%
New Listings	2	3	+ 50.0%	28	20	- 28.6%

\* 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

