

# Wareham

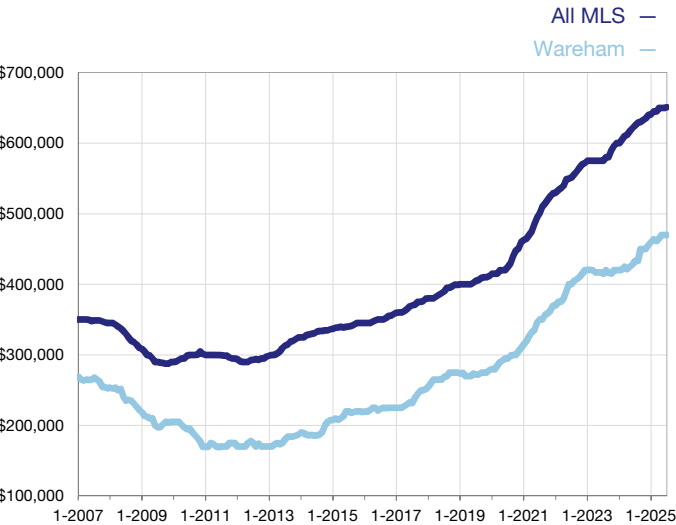
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	29	31	+ 6.9%	157	146	- 7.0%
Closed Sales	21	22	+ 4.8%	136	140	+ 2.9%
Median Sales Price*	\$470,000	\$507,400	+ 8.0%	\$441,000	\$472,000	+ 7.0%
Inventory of Homes for Sale	59	49	- 16.9%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--
Cumulative Days on Market Until Sale	50	38	- 24.0%	38	47	+ 23.7%
Percent of Original List Price Received*	98.4%	103.0%	+ 4.7%	98.7%	98.9%	+ 0.2%
New Listings	39	28	- 28.2%	192	181	- 5.7%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	19	18	- 5.3%
Closed Sales	2	1	- 50.0%	20	19	- 5.0%
Median Sales Price*	\$450,000	\$759,900	+ 68.9%	\$460,000	\$674,900	+ 46.7%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--
Cumulative Days on Market Until Sale	73	32	- 56.2%	82	128	+ 56.1%
Percent of Original List Price Received*	93.5%	100.0%	+ 7.0%	99.2%	100.1%	+ 0.9%
New Listings	4	7	+ 75.0%	32	27	- 15.6%

\* 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

