

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wareham

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	19	16	- 15.8%	270	269	- 0.4%
Closed Sales	24	17	- 29.2%	259	260	+ 0.4%
Median Sales Price*	\$448,950	<b>\$499,000</b>	+ 11.1%	\$456,000	<b>\$475,000</b>	+ 4.2%
Inventory of Homes for Sale	46	28	- 39.1%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	44	51	+ 15.9%	40	46	+ 15.0%
Percent of Original List Price Received*	96.9%	96.3%	- 0.6%	98.8%	97.9%	- 0.9%
New Listings	14	14	0.0%	317	321	+ 1.3%

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

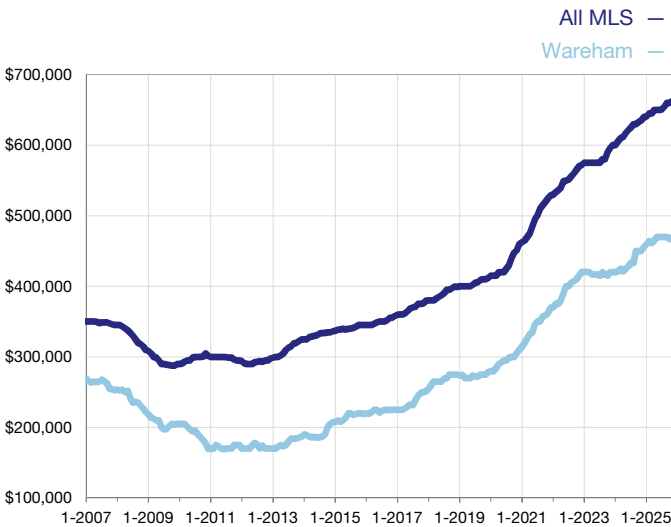
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	2	0.0%	36	30	- 16.7%
Closed Sales	4	5	+ 25.0%	36	37	+ 2.8%
Median Sales Price*	\$471,250	<b>\$699,900</b>	+ 48.5%	\$447,500	<b>\$495,000</b>	+ 10.6%
Inventory of Homes for Sale	2	14	+ 600.0%	--	--	--
Months Supply of Inventory	0.6	5.1	+ 750.0%	--	--	--
Cumulative Days on Market Until Sale	81	86	+ 6.2%	67	88	+ 31.3%
Percent of Original List Price Received*	99.2%	101.6%	+ 2.4%	98.8%	99.3%	+ 0.5%
New Listings	2	3	+ 50.0%	47	48	+ 2.1%

\* 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

