

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	19	+ 46.2%	31	32	+ 3.2%
Closed Sales	19	9	- 52.6%	36	26	- 27.8%
Median Sales Price*	\$485,000	\$515,000	+ 6.2%	\$485,000	\$507,500	+ 4.6%
Inventory of Homes for Sale	43	23	- 46.5%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	65	72	+ 10.8%	61	61	0.0%
Percent of Original List Price Received*	95.4%	94.3%	- 1.2%	94.9%	95.0%	+ 0.1%
New Listings	23	10	- 56.5%	38	30	- 21.1%

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

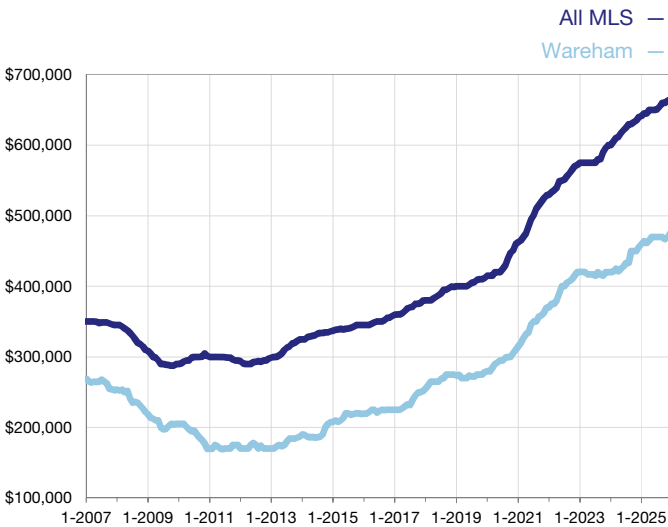
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	5	5	0.0%
Closed Sales	5	3	- 40.0%	5	5	0.0%
Median Sales Price*	\$674,900	\$465,000	- 31.1%	\$674,900	\$465,000	- 31.1%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	1.9	4.4	+ 131.6%	--	--	--
Cumulative Days on Market Until Sale	173	54	- 68.8%	173	40	- 76.9%
Percent of Original List Price Received*	99.5%	100.1%	+ 0.6%	99.5%	99.4%	- 0.1%
New Listings	0	2	--	9	4	- 55.6%

* 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

