

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	24	19	- 20.8%	55	48	- 12.7%
Closed Sales	11	21	+ 90.9%	47	47	0.0%
Median Sales Price*	\$415,000	\$500,000	+ 20.5%	\$475,000	\$500,000	+ 5.3%
Inventory of Homes for Sale	39	33	- 15.4%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	52	65	+ 25.0%	59	63	+ 6.8%
Percent of Original List Price Received*	98.5%	98.7%	+ 0.2%	95.8%	96.6%	+ 0.8%
New Listings	25	27	+ 8.0%	63	57	- 9.5%

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

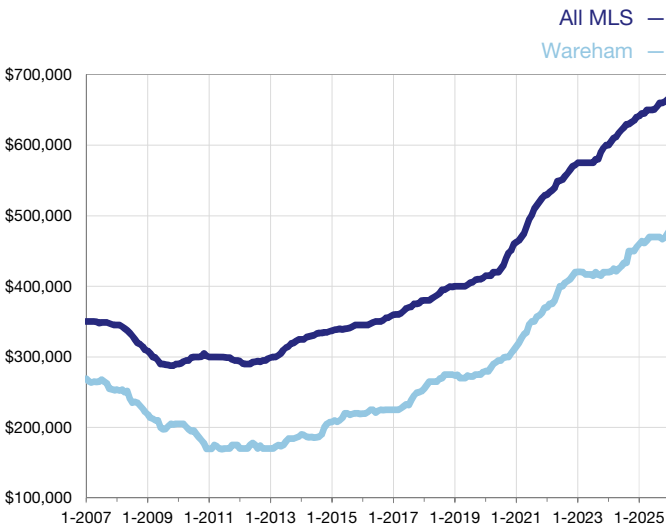
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	5	+ 150.0%	7	10	+ 42.9%
Closed Sales	2	4	+ 100.0%	7	9	+ 28.6%
Median Sales Price*	\$445,000	\$379,500	- 14.7%	\$475,000	\$460,000	- 3.2%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	2.2	4.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	33	40	+ 21.2%	133	40	- 69.9%
Percent of Original List Price Received*	97.3%	100.1%	+ 2.9%	98.9%	99.7%	+ 0.8%
New Listings	3	5	+ 66.7%	12	9	- 25.0%

* 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

