

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 19 | 30 | + 57.9% | 74 | 77 | + 4.1% |
| Closed Sales | 18 | 17 | - 5.6% | 65 | 64 | - 1.5% |
| Median Sales Price* | \$443,500 | \$545,000 | + 22.9% | \$465,000 | \$512,500 | + 10.2% |
| Inventory of Homes for Sale | 41 | 50 | + 22.0% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 2.3 | + 27.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 36 | 29 | - 19.4% | 53 | 54 | + 1.9% |
| Percent of Original List Price Received* | 101.1% | 97.1% | - 4.0% | 97.3% | 96.8% | - 0.5% |
| New Listings | 26 | 44 | + 69.2% | 89 | 101 | + 13.5% |

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

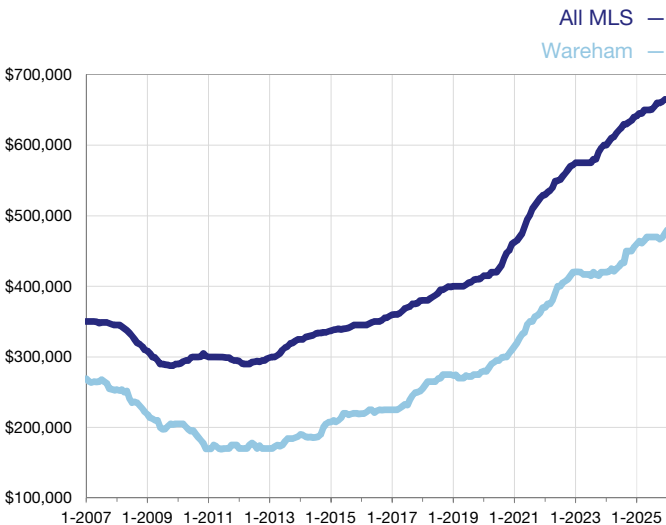
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 3 | 3 | 0.0% | 10 | 11 | + 10.0% |
| Closed Sales | 2 | 4 | + 100.0% | 9 | 13 | + 44.4% |
| Median Sales Price* | \$629,950 | \$562,000 | - 10.8% | \$525,000 | \$460,000 | - 12.4% |
| Inventory of Homes for Sale | 6 | 8 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 2.8 | + 40.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 224 | 145 | - 35.3% | 153 | 73 | - 52.3% |
| Percent of Original List Price Received* | 101.0% | 102.3% | + 1.3% | 99.4% | 100.5% | + 1.1% |
| New Listings | 2 | 4 | + 100.0% | 14 | 13 | - 7.1% |

* 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

