

Wareham

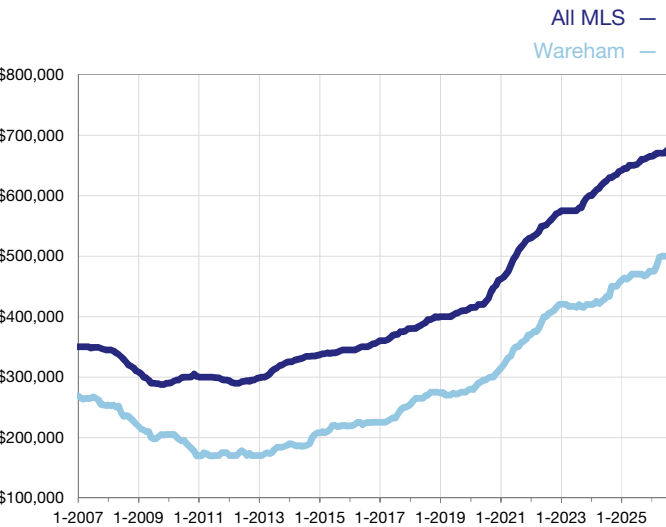
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	29	28	- 3.4%	143	161	+ 12.6%
Closed Sales	23	31	+ 34.8%	141	153	+ 8.5%
Median Sales Price*	\$465,000	\$497,500	+ 7.0%	\$469,000	\$510,000	+ 8.7%
Inventory of Homes for Sale	53	58	+ 9.4%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	37	0.0%	47	44	- 6.4%
Percent of Original List Price Received*	98.9%	97.8%	- 1.1%	98.2%	97.6%	- 0.6%
New Listings	27	33	+ 22.2%	181	204	+ 12.7%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	16	25	+ 56.3%
Closed Sales	1	5	+ 400.0%	19	23	+ 21.1%
Median Sales Price*	\$759,900	\$556,000	- 26.8%	\$674,900	\$465,000	- 31.1%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	3.7	5.2	+ 40.5%	--	--	--
Cumulative Days on Market Until Sale	32	41	+ 28.1%	128	62	- 51.6%
Percent of Original List Price Received*	100.0%	100.5%	+ 0.5%	100.1%	99.7%	- 0.4%
New Listings	7	4	- 42.9%	27	39	+ 44.4%

* 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

