

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

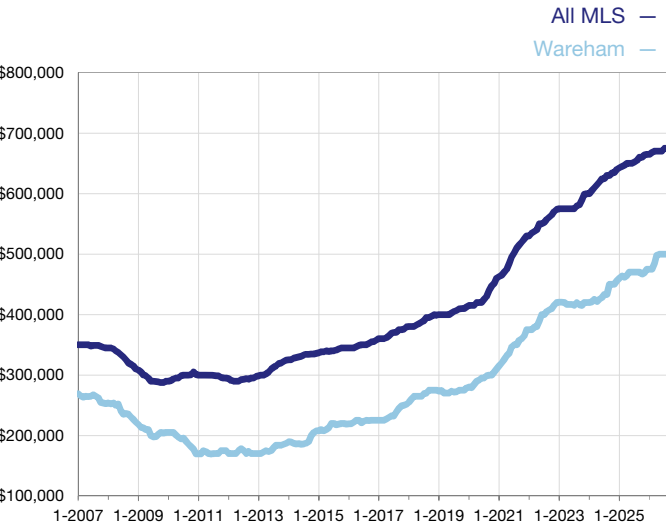
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	26	37	+ 42.3%	169	191	+ 13.0%
Closed Sales	22	22	0.0%	163	175	+ 7.4%
Median Sales Price*	\$535,000	\$502,000	- 6.2%	\$475,000	\$508,000	+ 6.9%
Inventory of Homes for Sale	70	45	- 35.7%	--	--	--
Months Supply of Inventory	3.2	1.9	- 40.6%	--	--	--
Cumulative Days on Market Until Sale	27	45	+ 66.7%	44	44	0.0%
Percent of Original List Price Received*	98.8%	99.2%	+ 0.4%	98.3%	97.8%	- 0.5%
New Listings	48	24	- 50.0%	229	229	0.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	18	26	+ 44.4%
Closed Sales	2	3	+ 50.0%	21	26	+ 23.8%
Median Sales Price*	\$587,450	\$399,000	- 32.1%	\$674,900	\$447,500	- 33.7%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	3.9	5.7	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	4	71	+ 1,675.0%	116	63	- 45.7%
Percent of Original List Price Received*	98.3%	98.7%	+ 0.4%	100.0%	99.6%	- 0.4%
New Listings	2	3	+ 50.0%	29	41	+ 41.4%

* 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

