

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wareham

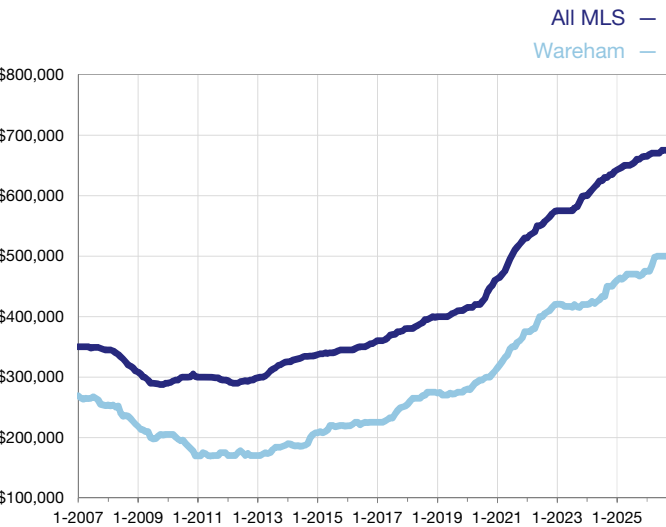
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	33	15	- 54.5%	202	201	- 0.5%
Closed Sales	24	28	+ 16.7%	187	204	+ 9.1%
Median Sales Price*	\$525,000	\$485,000	- 7.6%	\$485,000	\$505,000	+ 4.1%
Inventory of Homes for Sale	58	71	+ 22.4%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--
Cumulative Days on Market Until Sale	36	42	+ 16.7%	43	44	+ 2.3%
Percent of Original List Price Received*	97.3%	98.5%	+ 1.2%	98.2%	97.8%	- 0.4%
New Listings	24	41	+ 70.8%	253	271	+ 7.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	23	29	+ 26.1%
Closed Sales	4	2	- 50.0%	25	28	+ 12.0%
Median Sales Price*	\$457,500	\$497,450	+ 8.7%	\$525,000	\$462,500	- 11.9%
Inventory of Homes for Sale	7	19	+ 171.4%	--	--	--
Months Supply of Inventory	2.5	6.3	+ 152.0%	--	--	--
Cumulative Days on Market Until Sale	26	79	+ 203.8%	101	64	- 36.6%
Percent of Original List Price Received*	98.0%	101.0%	+ 3.1%	99.7%	99.7%	0.0%
New Listings	2	4	+ 100.0%	31	45	+ 45.2%

* 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

