Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Wareham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	25	**24**	- 4.0%	227	**227**	0.0%
Closed Sales	36	**13**	- 63.9%	223	**218**	- 2.2%
Median Sales Price*	$432,500	**$480,000**	+ 11.0%	$469,000	**$505,000**	+ 7.7%
Inventory of Homes for Sale	55	**70**	+ 27.3%	--	--	--
Months Supply of Inventory	2.5	**3.2**	+ 28.0%	--	--	--
Cumulative Days on Market Until Sale	44	**68**	+ 54.5%	43	**46**	+ 7.0%
Percent of Original List Price Received*	97.8%	**95.5%**	- 2.4%	98.1%	**97.6%**	- 0.5%
New Listings	31	**34**	+ 9.7%	284	**304**	+ 7.0%

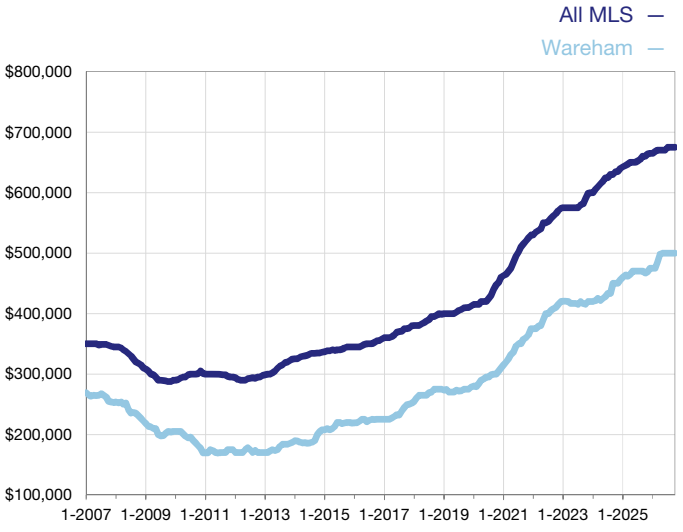
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

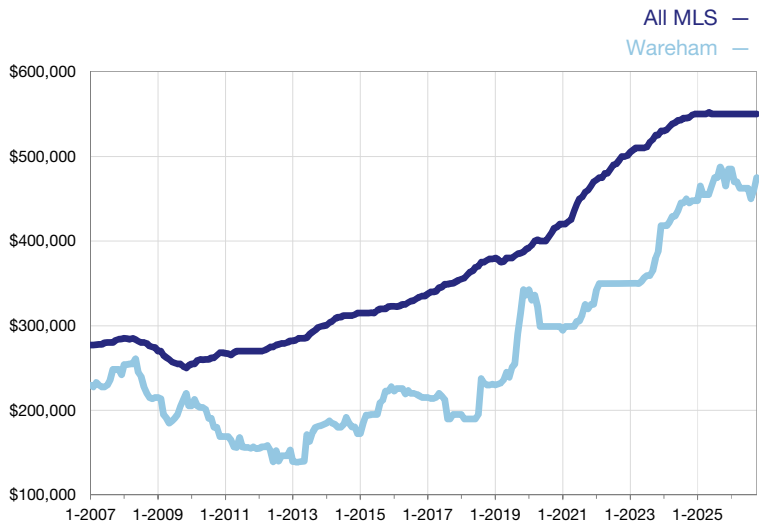
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**3**	+ 200.0%	24	**32**	+ 33.3%
Closed Sales	5	**3**	- 40.0%	30	**31**	+ 3.3%
Median Sales Price*	$440,000	**$799,000**	+ 81.6%	$487,500	**$472,450**	- 3.1%
Inventory of Homes for Sale	10	**17**	+ 70.0%	--	--	--
Months Supply of Inventory	3.8	**5.4**	+ 42.1%	--	--	--
Cumulative Days on Market Until Sale	45	**77**	+ 71.1%	92	**66**	- 28.3%
Percent of Original List Price Received*	94.4%	**96.8%**	+ 2.5%	98.8%	**99.4%**	+ 0.6%
New Listings	4	**2**	- 50.0%	35	**46**	+ 31.4%

* 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



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