

Wareham 02571

ZIP code · MA · Massachusetts > Plymouth County

BALANCED MARKET

\$455K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

208

SALES (12 MO)

\$479K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



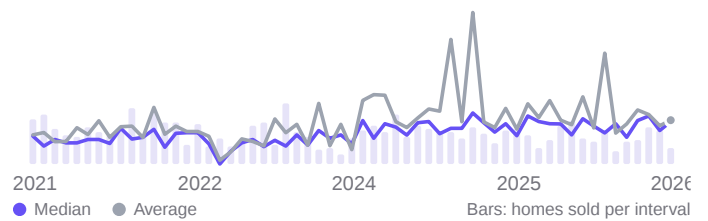
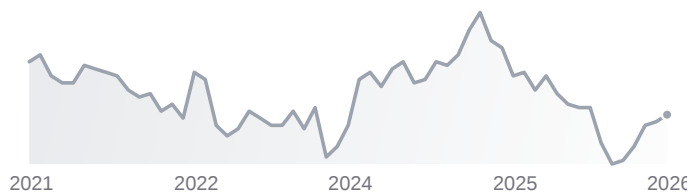
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$461K · Average \$466K

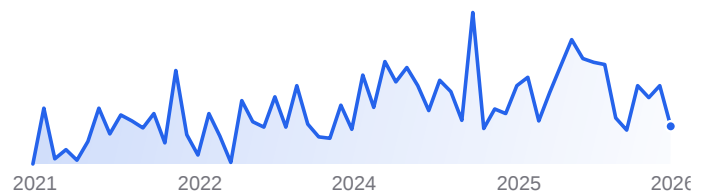
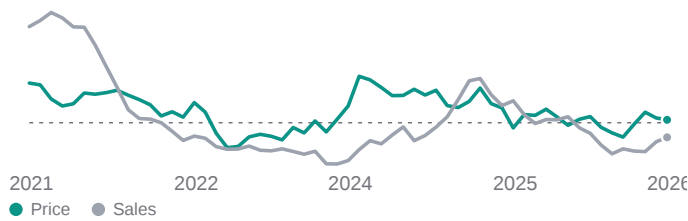


Growth (year over year)

Price +1.8% · Sales -8.8%

Price per square foot

\$320/ft²

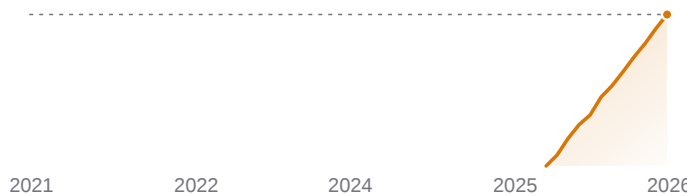


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

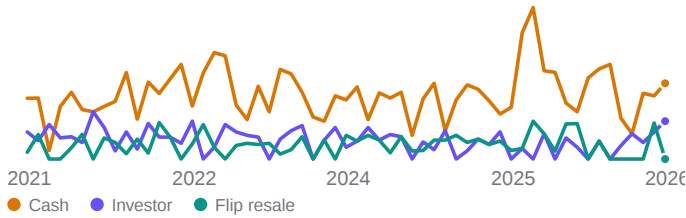
3.3%



BUYERS & OUTCOMES

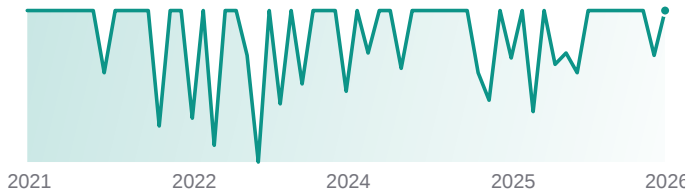
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



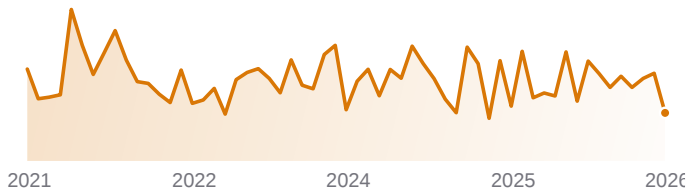
Sellers who sold at a gain

100%

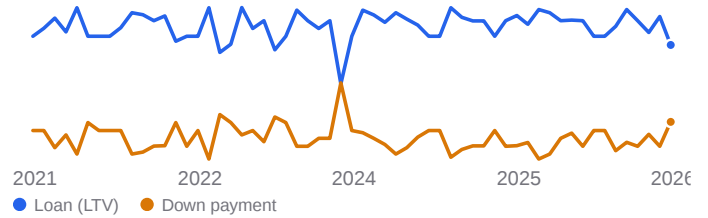


Median annualized return at resale

+3.4%

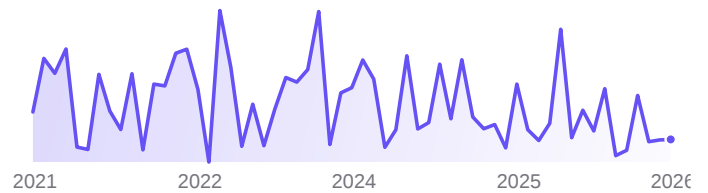


Financing (share of purchase price) Loan (LTV) 75% · Down payment 26%



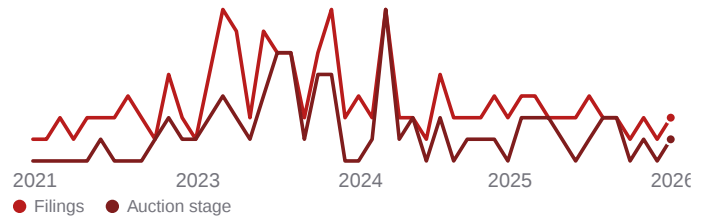
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,211
Median value (AVM)	\$479K
Median size	1,224 ft²
Median bedrooms	3
Median year built	1951
Single family	90%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.9%
Owner occupied	56%
Company owned	13%
Median loan-to-value	36%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	10,755
Density	386 / mi²
Median household income	\$75K
Average household income	\$99K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	58
Homes occupied	81%
Bachelor's or higher	22%
Poverty rate	7.0%
Unemployment	1.1%
Average temp	50°F
Annual precip	49 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.