Local Market Update – November 2018

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

Ware

Single-Family Properties

	November			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	7	**1**	- 85.7%	110	**92**	- 16.4%
Closed Sales	8	**7**	- 12.5%	117	**93**	- 20.5%
Median Sales Price*	$197,450	**$224,000**	+ 13.4%	$175,000	**$168,450**	- 3.7%
Inventory of Homes for Sale	49	**30**	- 38.8%	--	--	--
Months Supply of Inventory	4.7	**3.6**	- 23.4%	--	--	--
Cumulative Days on Market Until Sale	190	**44**	- 76.8%	108	**71**	- 34.3%
Percent of Original List Price Received*	90.6%	**99.8%**	+ 10.2%	92.3%	**96.3%**	+ 4.3%
New Listings	9	**9**	0.0%	173	**143**	- 17.3%

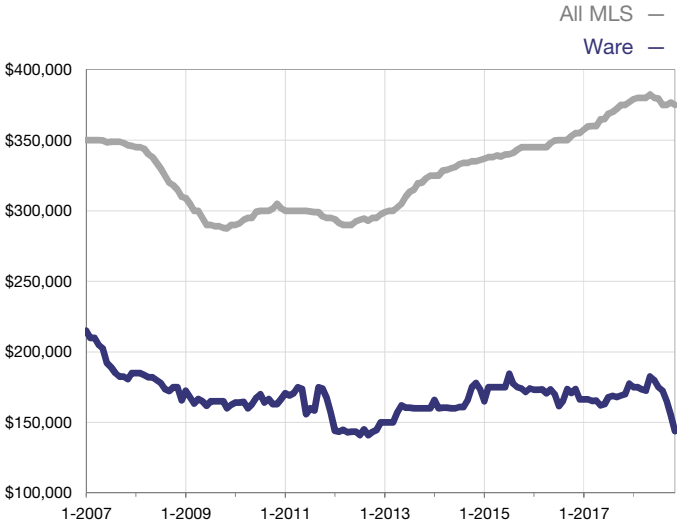
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

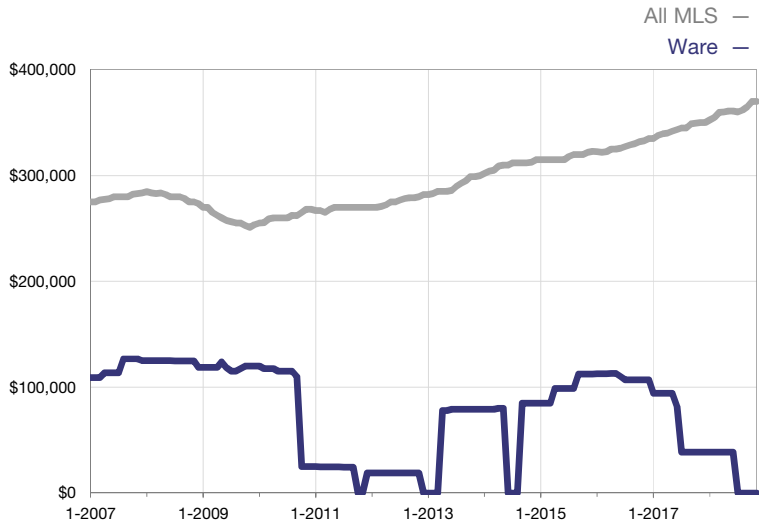
	November			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	0	**0**	--	1	**1**	0.0%
Closed Sales	0	**0**	--	1	**1**	0.0%
Median Sales Price*	$0	**$0**	--	$38,500	**$65,000**	+ 68.8%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	274	**83**	- 69.7%
Percent of Original List Price Received*	0.0%	**0.0%**	--	59.2%	**92.9%**	+ 56.9%
New Listings	0	**0**	--	0	**1**	--

* 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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