

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	12	+ 50.0%	62	70	+ 12.9%
Closed Sales	13	12	- 7.7%	59	61	+ 3.4%
Median Sales Price*	\$135,000	\$160,000	+ 18.5%	\$157,000	\$195,000	+ 24.2%
Inventory of Homes for Sale	41	23	- 43.9%	--	--	--
Months Supply of Inventory	4.4	2.8	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	54	74	+ 37.0%	86	74	- 14.0%
Percent of Original List Price Received*	93.4%	92.1%	- 1.4%	94.4%	94.4%	0.0%
New Listings	13	11	- 15.4%	100	81	- 19.0%

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

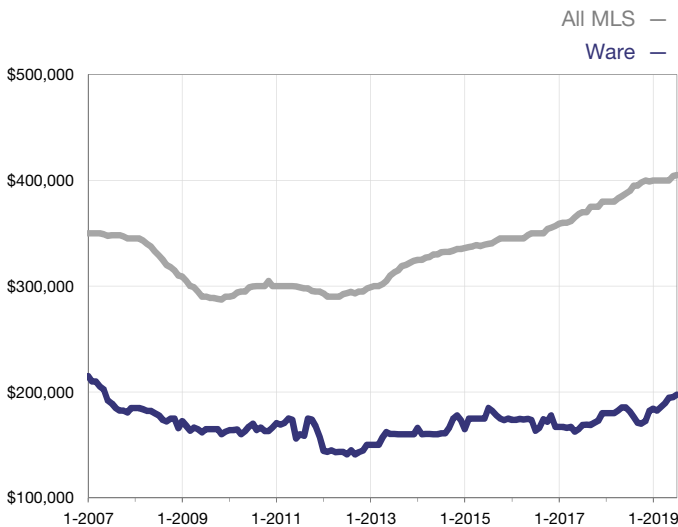
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$91,700	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	71	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	97.7%	--
New Listings	0	0	--	1	2	+ 100.0%

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

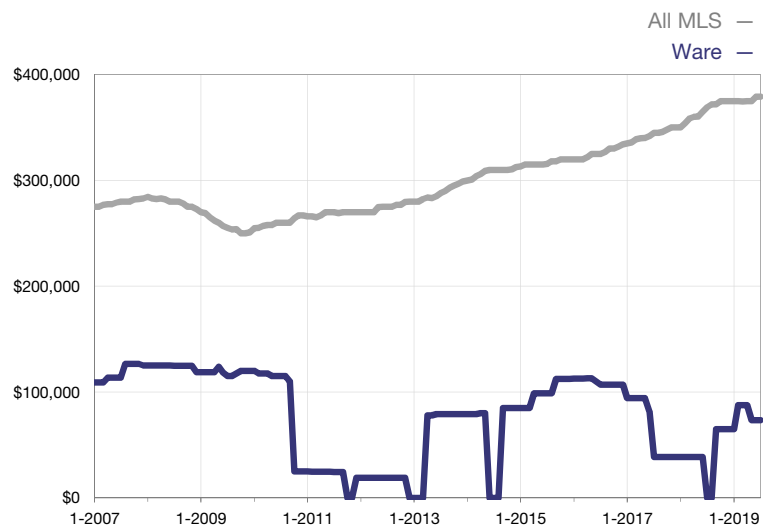
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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