

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	10	+ 42.9%	17	25	+ 47.1%
Closed Sales	6	9	+ 50.0%	21	27	+ 28.6%
Median Sales Price*	\$143,000	\$255,000	+ 78.3%	\$205,000	\$225,000	+ 9.8%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	70	23	- 67.1%	66	47	- 28.8%
Percent of Original List Price Received*	97.3%	102.2%	+ 5.0%	96.2%	99.4%	+ 3.3%
New Listings	4	10	+ 150.0%	25	20	- 20.0%

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

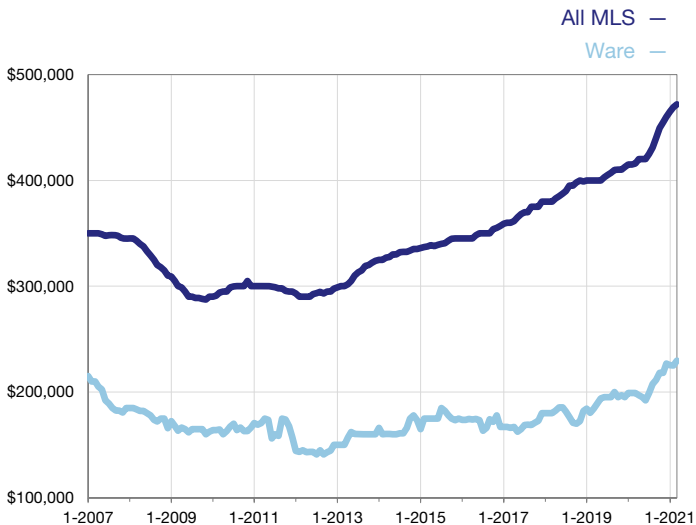
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	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

