

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	12	+ 140.0%	22	36	+ 63.6%
Closed Sales	4	8	+ 100.0%	25	35	+ 40.0%
Median Sales Price*	\$187,500	\$247,000	+ 31.7%	\$194,900	\$226,000	+ 16.0%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	65	56	- 13.8%	66	49	- 25.8%
Percent of Original List Price Received*	99.5%	99.7%	+ 0.2%	96.7%	99.5%	+ 2.9%
New Listings	6	12	+ 100.0%	31	32	+ 3.2%

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

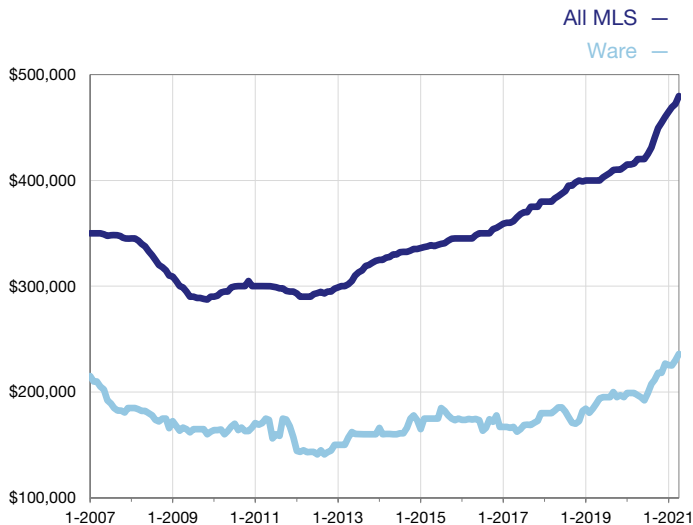
Condominium Properties

Key Metrics	April			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

