

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	67	52	- 22.4%
Closed Sales	10	8	- 20.0%	75	54	- 28.0%
Median Sales Price*	\$256,000	\$345,000	+ 34.8%	\$300,000	\$285,500	- 4.8%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--
Cumulative Days on Market Until Sale	41	28	- 31.7%	35	46	+ 31.4%
Percent of Original List Price Received*	96.0%	101.7%	+ 5.9%	102.1%	98.5%	- 3.5%
New Listings	8	14	+ 75.0%	80	59	- 26.3%

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

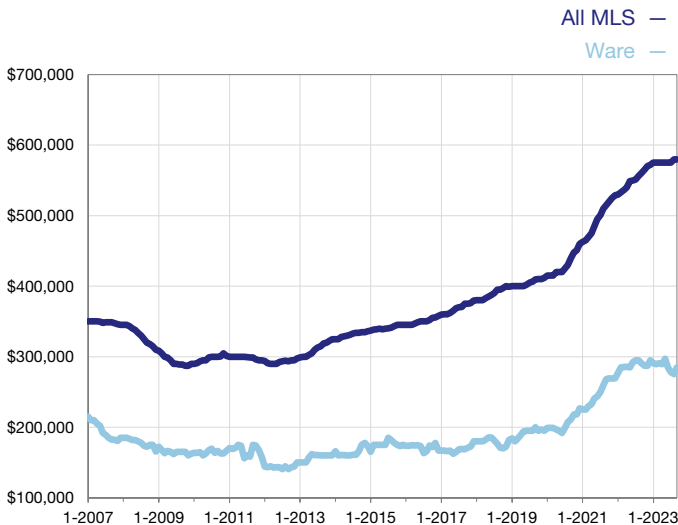
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$227,000	--	\$0	\$227,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	28	--	0	28	--
Percent of Original List Price Received*	0.0%	98.7%	--	0.0%	98.7%	--
New Listings	0	1	--	0	2	--

* 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

