

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

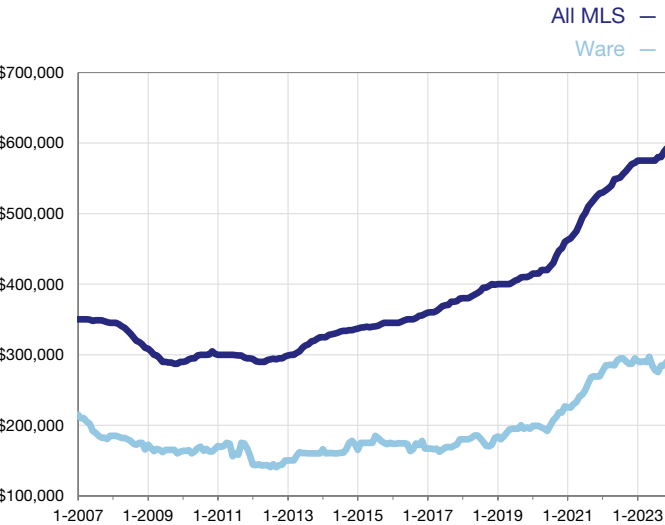
| Single-Family Properties | November | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 7 | 4 | - 42.9% | 78 | 62 | - 20.5% |
| Closed Sales | 3 | 7 | + 133.3% | 83 | 67 | - 19.3% |
| Median Sales Price* | \$266,500 | \$355,000 | + 33.2% | \$291,725 | \$307,000 | + 5.2% |
| Inventory of Homes for Sale | 14 | 14 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 2.5 | + 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 80 | 27 | - 66.3% | 37 | 43 | + 16.2% |
| Percent of Original List Price Received* | 99.1% | 101.9% | + 2.8% | 101.5% | 98.8% | - 2.7% |
| New Listings | 6 | 6 | 0.0% | 94 | 71 | - 24.5% |

* 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 | | |
|--|----------|------|-------|--------------|-----------|-------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 0 | 0 | -- | 0 | 1 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 1 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$227,000 | -- |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 1.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 28 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 98.7% | -- |
| New Listings | 0 | 0 | -- | 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

