

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

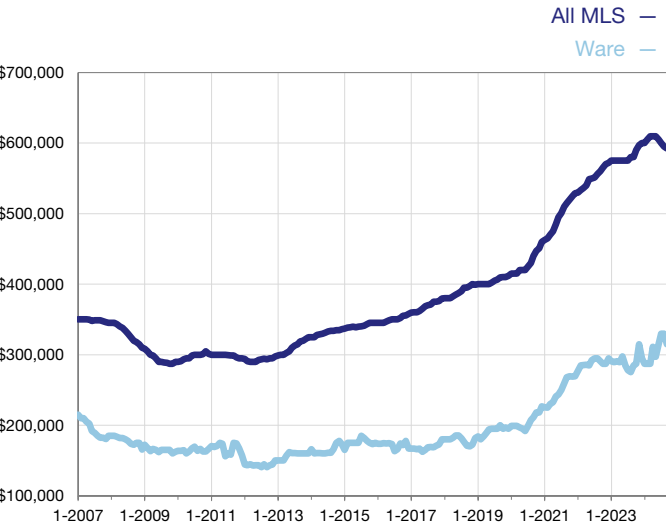
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	49	58	+ 18.4%
Closed Sales	8	3	- 62.5%	54	55	+ 1.9%
Median Sales Price*	\$345,000	\$288,000	- 16.5%	\$285,500	\$310,000	+ 8.6%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	3.1	1.9	- 38.7%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.3%	46	47	+ 2.2%
Percent of Original List Price Received*	101.7%	100.1%	- 1.6%	98.5%	101.5%	+ 3.0%
New Listings	14	6	- 57.1%	59	64	+ 8.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$227,000	\$0	- 100.0%	\$227,000	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	28	0	- 100.0%
Percent of Original List Price Received*	98.7%	0.0%	- 100.0%	98.7%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	2	3	+ 50.0%

* 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

