

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

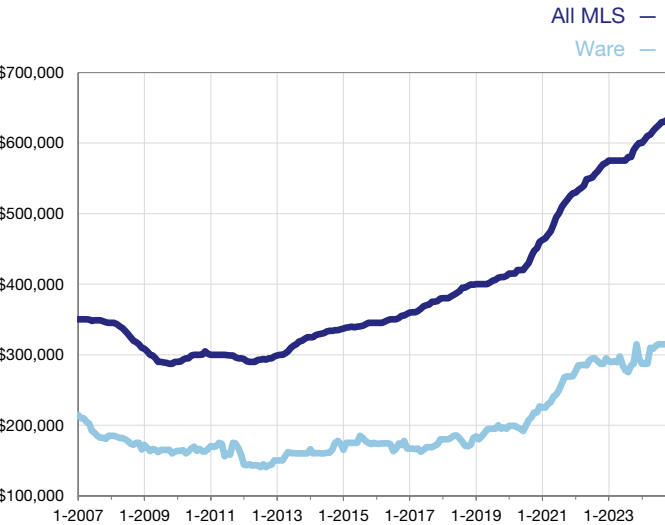
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	7	- 22.2%	58	62	+ 6.9%
Closed Sales	6	3	- 50.0%	60	58	- 3.3%
Median Sales Price*	\$365,000	\$362,000	- 0.8%	\$291,000	\$312,500	+ 7.4%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 33.3%	45	46	+ 2.2%
Percent of Original List Price Received*	98.6%	98.6%	0.0%	98.5%	101.3%	+ 2.8%
New Listings	6	4	- 33.3%	65	68	+ 4.6%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	0	2	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$87,500	--	\$227,000	\$87,500	- 61.5%
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	251	--	28	251	+ 796.4%
Percent of Original List Price Received*	0.0%	89.9%	--	98.7%	89.9%	- 8.9%
New Listings	0	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

