

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

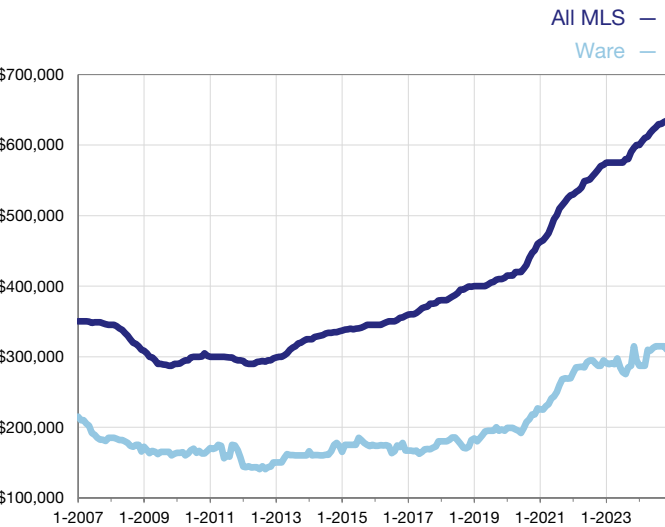
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	62	68	+ 9.7%
Closed Sales	7	2	- 71.4%	67	60	- 10.4%
Median Sales Price*	\$355,000	\$312,000	- 12.1%	\$307,000	\$312,000	+ 1.6%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	27	87	+ 222.2%	43	48	+ 11.6%
Percent of Original List Price Received*	101.9%	88.7%	- 13.0%	98.8%	100.9%	+ 2.1%
New Listings	6	7	+ 16.7%	71	74	+ 4.2%

* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$173,000	--	\$227,000	\$87,500	- 61.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	22	--	28	174	+ 521.4%
Percent of Original List Price Received*	0.0%	86.5%	--	98.7%	88.7%	- 10.1%
New Listings	0	3	--	2	7	+ 250.0%

* 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

