

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

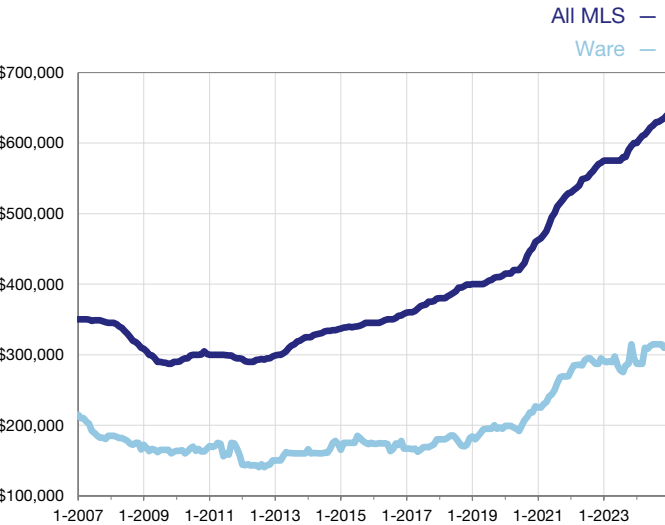
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	67	72	+ 7.5%
Closed Sales	6	9	+ 50.0%	73	69	- 5.5%
Median Sales Price*	\$261,750	\$325,000	+ 24.2%	\$295,000	\$314,000	+ 6.4%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	25	54	+ 116.0%	41	48	+ 17.1%
Percent of Original List Price Received*	102.5%	95.3%	- 7.0%	99.1%	100.2%	+ 1.1%
New Listings	3	6	+ 100.0%	74	80	+ 8.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	1	4	+ 300.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$227,000	\$87,500	- 61.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	28	174	+ 521.4%
Percent of Original List Price Received*	0.0%	0.0%	--	98.7%	88.7%	- 10.1%
New Listings	1	0	- 100.0%	3	7	+ 133.3%

* 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

