

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

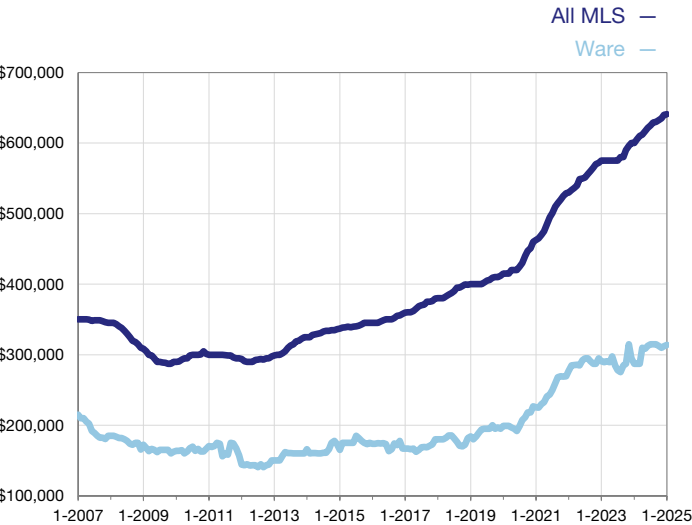
Single-Family Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				5	5	0.0%	5	5	0.0%
Closed Sales				1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*				\$252,500	\$400,000	+ 58.4%	\$252,500	\$400,000	+ 58.4%
Inventory of Homes for Sale				10	9	- 10.0%	--	--	--
Months Supply of Inventory				1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale				47	81	+ 72.3%	47	81	+ 72.3%
Percent of Original List Price Received*				100.0%	98.0%	- 2.0%	100.0%	98.0%	- 2.0%
New Listings				5	7	+ 40.0%	5	7	+ 40.0%

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

Condominium Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
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	--	0	0	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	0.0%	--
New Listings				0	0	--	0	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

