

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

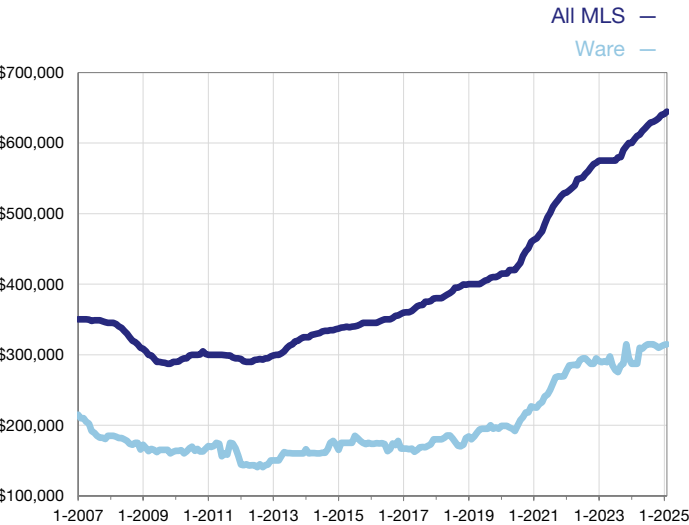
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				6	7	+ 16.7%	11	11	0.0%
Closed Sales				6	6	0.0%	7	8	+ 14.3%
Median Sales Price*				\$314,500	\$334,950	+ 6.5%	\$254,000	\$334,950	+ 31.9%
Inventory of Homes for Sale				9	7	- 22.2%	--	--	--
Months Supply of Inventory				1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale				97	66	- 32.0%	90	70	- 22.2%
Percent of Original List Price Received*				99.9%	99.2%	- 0.7%	99.9%	98.9%	- 1.0%
New Listings				5	6	+ 20.0%	10	12	+ 20.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	1	--	0	1	--
Median Sales Price*				\$0	\$90,000	--	\$0	\$90,000	--
Inventory of Homes for Sale				2	1	- 50.0%	--	--	--
Months Supply of Inventory				2.0	0.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale				0	31	--	0	31	--
Percent of Original List Price Received*				0.0%	94.8%	--	0.0%	94.8%	--
New Listings				1	1	0.0%	1	1	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

