

# Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ware

### Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	9	+ 12.5%	47	51	+ 8.5%
Closed Sales	4	9	+ 125.0%	42	45	+ 7.1%
Median Sales Price*	\$330,000	<b>\$474,000</b>	+ 43.6%	\$305,000	<b>\$340,000</b>	+ 11.5%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	34	19	- 44.1%	53	38	- 28.3%
Percent of Original List Price Received*	100.5%	<b>104.4%</b>	+ 3.9%	101.1%	<b>99.5%</b>	- 1.6%
New Listings	7	6	- 14.3%	51	60	+ 17.6%

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

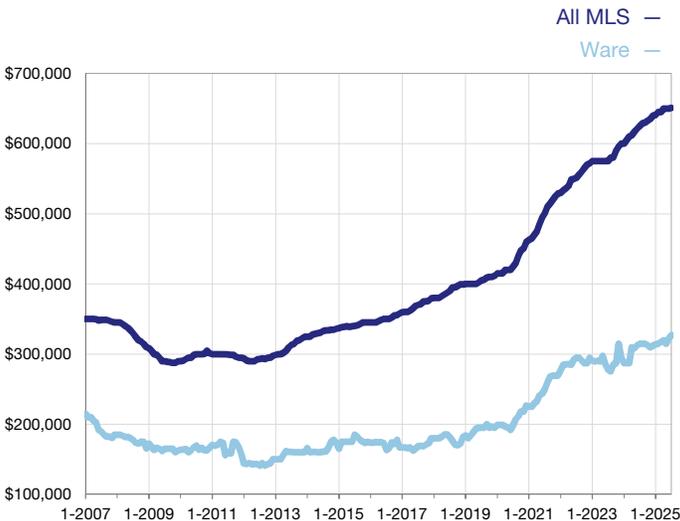
### Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$92,500</b>	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	24	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>97.4%</b>	--
New Listings	0	0	--	2	1	- 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

