

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	6	+ 100.0%	70	88	+ 25.7%
Closed Sales	9	7	- 22.2%	70	83	+ 18.6%
Median Sales Price*	\$325,000	\$350,000	+ 7.7%	\$312,000	\$349,900	+ 12.1%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	54	55	+ 1.9%	48	40	- 16.7%
Percent of Original List Price Received*	95.3%	96.5%	+ 1.3%	100.1%	99.0%	- 1.1%
New Listings	6	2	- 66.7%	80	106	+ 32.5%

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

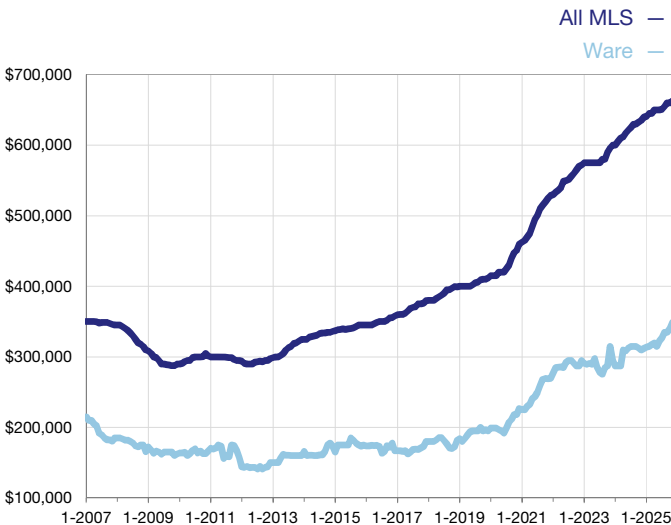
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	4	2	- 50.0%
Closed Sales	0	1	--	3	3	0.0%
Median Sales Price*	\$0	\$92,500	--	\$87,500	\$92,500	+ 5.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	30	--	174	26	- 85.1%
Percent of Original List Price Received*	0.0%	92.5%	--	88.7%	95.8%	+ 8.0%
New Listings	0	0	--	7	3	- 57.1%

* 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

