

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	2	- 60.0%	9	7	- 22.2%
Closed Sales	6	3	- 50.0%	8	10	+ 25.0%
Median Sales Price*	\$334,950	\$305,000	- 8.9%	\$334,950	\$346,750	+ 3.5%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	66	46	- 30.3%	70	65	- 7.1%
Percent of Original List Price Received*	99.2%	95.6%	- 3.6%	98.9%	93.1%	- 5.9%
New Listings	6	5	- 16.7%	12	9	- 25.0%

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

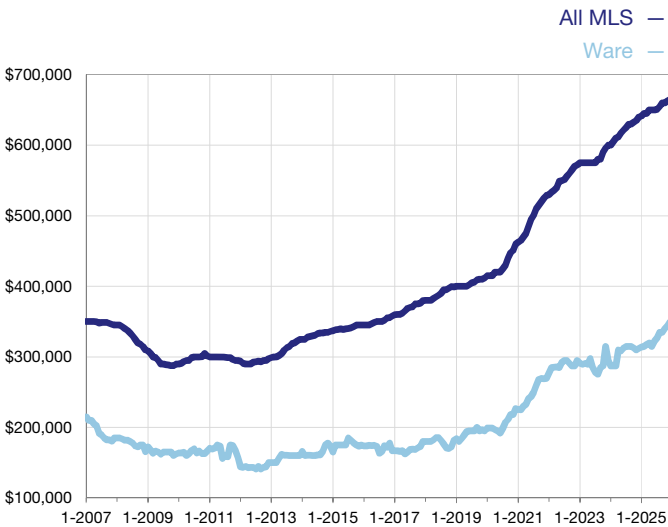
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$90,000	\$0	- 100.0%	\$90,000	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	31	0	- 100.0%	31	0	- 100.0%
Percent of Original List Price Received*	94.8%	0.0%	- 100.0%	94.8%	0.0%	- 100.0%
New Listings	1	1	0.0%	1	2	+ 100.0%

* 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

