

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	8	- 20.0%	19	14	- 26.3%
Closed Sales	4	2	- 50.0%	12	12	0.0%
Median Sales Price*	\$355,000	\$356,000	+ 0.3%	\$344,950	\$346,750	+ 0.5%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	50	24	- 52.0%	63	58	- 7.9%
Percent of Original List Price Received*	94.2%	104.1%	+ 10.5%	97.4%	95.0%	- 2.5%
New Listings	9	7	- 22.2%	21	16	- 23.8%

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

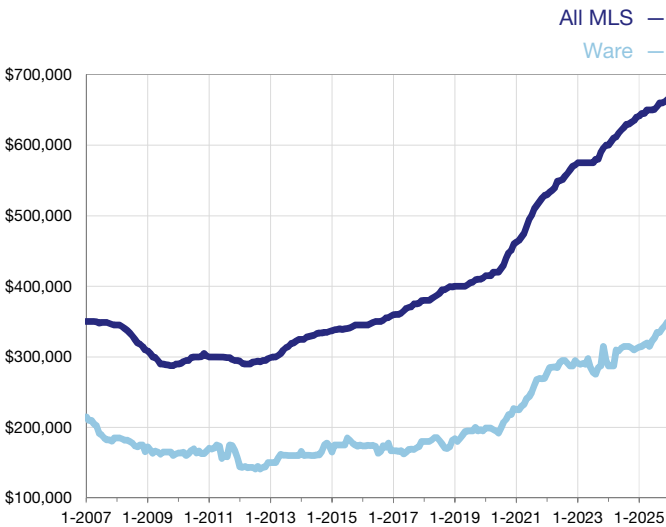
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$95,000	\$237,000	+ 149.5%	\$92,500	\$237,000	+ 156.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	17	7	- 58.8%	24	7	- 70.8%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	97.4%	100.0%	+ 2.7%
New Listings	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

