

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	5	+ 25.0%	23	17	- 26.1%
Closed Sales	6	3	- 50.0%	18	17	- 5.6%
Median Sales Price*	\$281,000	\$410,000	+ 45.9%	\$333,500	\$370,000	+ 10.9%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	25	47	+ 88.0%	50	59	+ 18.0%
Percent of Original List Price Received*	98.6%	101.9%	+ 3.3%	97.8%	95.4%	- 2.5%
New Listings	9	5	- 44.4%	30	21	- 30.0%

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

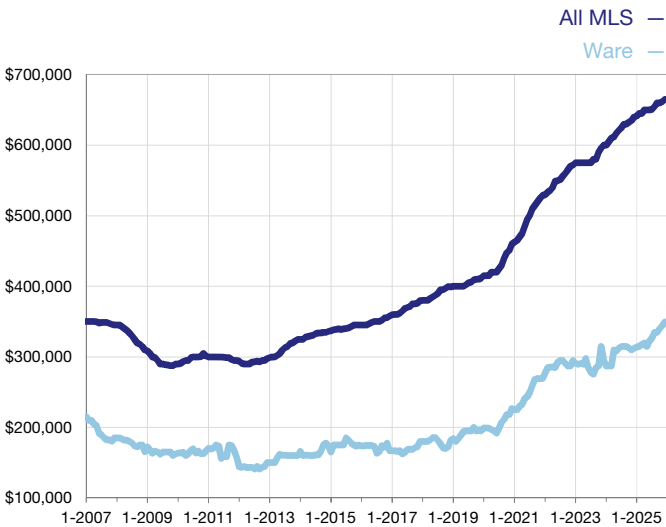
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	1	4	+ 300.0%
Closed Sales	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$95,000	--	\$92,500	\$166,000	+ 79.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	67	--	24	37	+ 54.2%
Percent of Original List Price Received*	0.0%	95.0%	--	97.4%	97.5%	+ 0.1%
New Listings	0	2	--	1	4	+ 300.0%

* 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

