

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

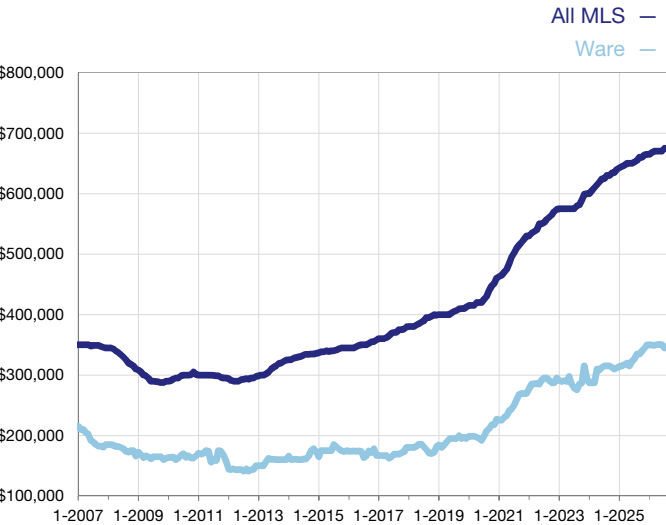
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	56	48	- 14.3%
Closed Sales	8	6	- 25.0%	53	42	- 20.8%
Median Sales Price*	\$361,500	\$359,950	- 0.4%	\$349,000	\$335,000	- 4.0%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	42	28	- 33.3%	39	35	- 10.3%
Percent of Original List Price Received*	98.9%	99.1%	+ 0.2%	99.4%	98.3%	- 1.1%
New Listings	14	7	- 50.0%	74	68	- 8.1%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	1	5	+ 400.0%
Closed Sales	0	0	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$0	--	\$92,500	\$96,000	+ 3.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	24	32	+ 33.3%
Percent of Original List Price Received*	0.0%	0.0%	--	97.4%	97.2%	- 0.2%
New Listings	0	0	--	1	5	+ 400.0%

* 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

