

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ware

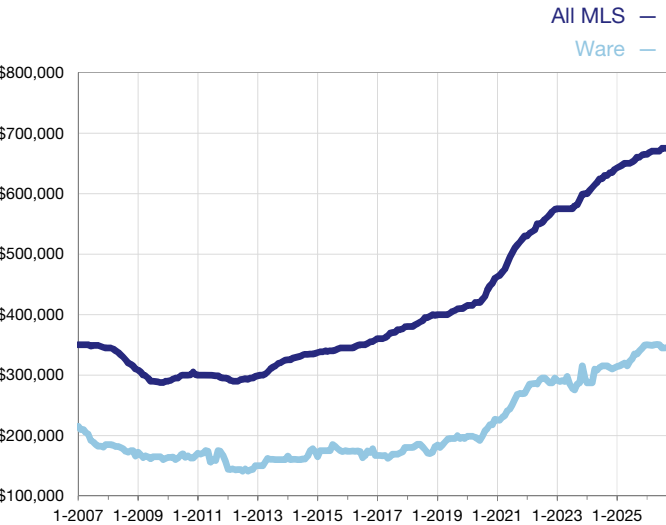
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	63	56	- 11.1%
Closed Sales	5	12	+ 140.0%	58	54	- 6.9%
Median Sales Price*	\$325,000	\$345,500	+ 6.3%	\$344,500	\$342,500	- 0.6%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	3.5	2.2	- 37.1%	--	--	--
Cumulative Days on Market Until Sale	23	41	+ 78.3%	37	36	- 2.7%
Percent of Original List Price Received*	97.3%	99.7%	+ 2.5%	99.2%	98.6%	- 0.6%
New Listings	12	10	- 16.7%	86	77	- 10.5%

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

Condominium Properties	September			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

