Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Ware

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	16	**6**	- 62.5%	79	**61**	- 22.8%
Closed Sales	14	**6**	- 57.1%	72	**60**	- 16.7%
Median Sales Price*	$359,000	**$342,000**	- 4.7%	$349,450	**$342,500**	- 2.0%
Inventory of Homes for Sale	19	**20**	+ 5.3%	--	--	--
Months Supply of Inventory	2.6	**3.4**	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	48	**55**	+ 14.6%	39	**38**	- 2.6%
Percent of Original List Price Received*	99.6%	**99.3%**	- 0.3%	99.3%	**98.7%**	- 0.6%
New Listings	13	**11**	- 15.4%	99	**88**	- 11.1%

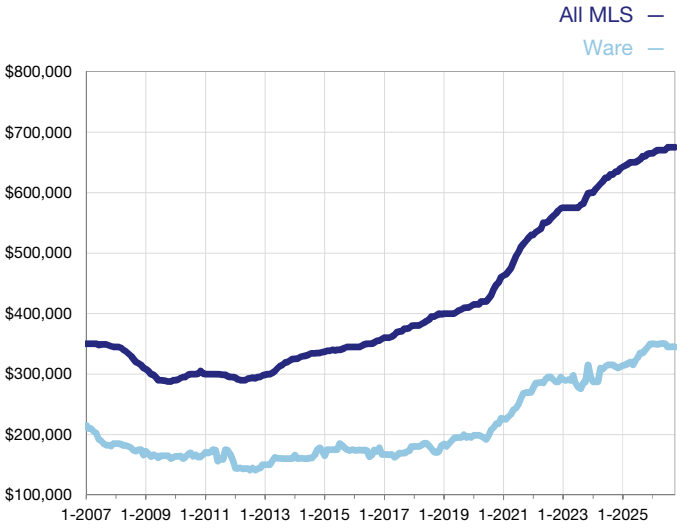
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

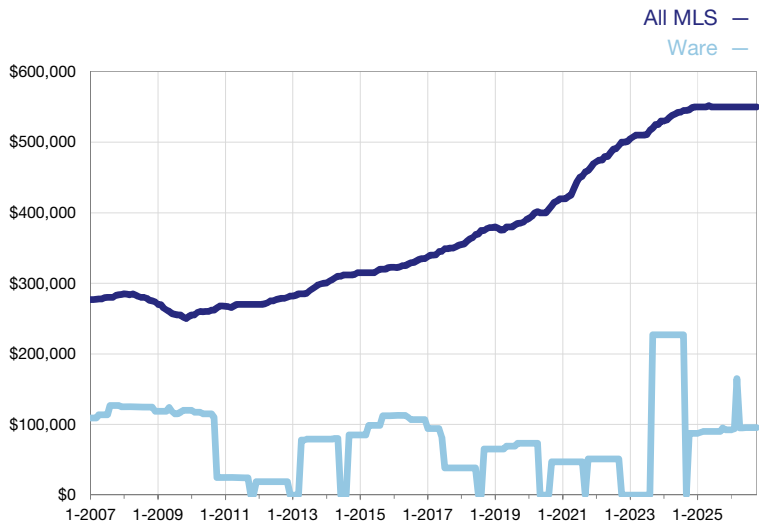
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	1	**5**	+ 400.0%
Closed Sales	0	**0**	--	2	**5**	+ 150.0%
Median Sales Price*	$0	**$0**	--	$92,500	**$96,000**	+ 3.8%
Inventory of Homes for Sale	0	**2**	--	--	--	--
Months Supply of Inventory	0.0	**1.7**	--	--	--	--
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	**2**	--	1	**7**	+ 600.0%

* 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



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