

Ware 01082

ZIP code · MA · Massachusetts > Worcester County > Ware

BUYER'S MARKET

\$253K

MEDIAN SALE PRICE

-19.6%

1-YR CHANGE

124

SALES (12 MO)

\$353K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



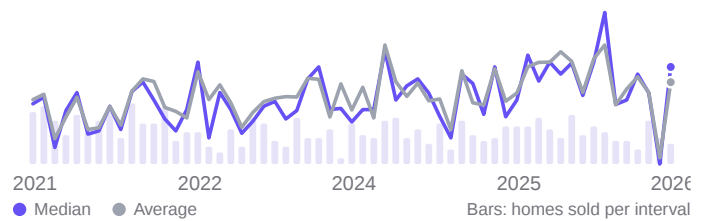
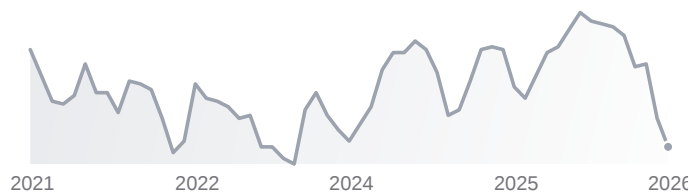
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$340K · Average \$308K

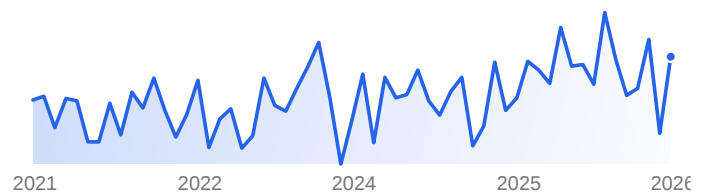
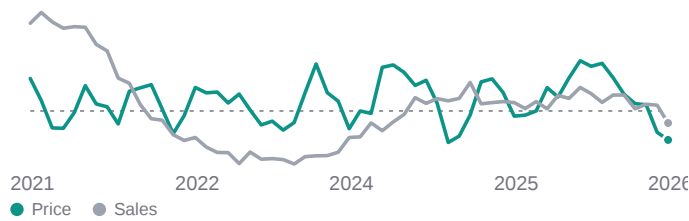


Growth (year over year)

Price -19.6% · Sales -8.1%

Price per square foot

\$205/ft²

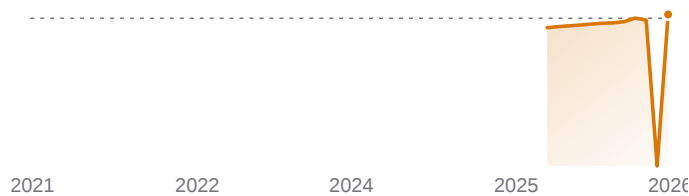


Sale premium vs estimated value

+1.5%

Annual turnover (share of homes sold)

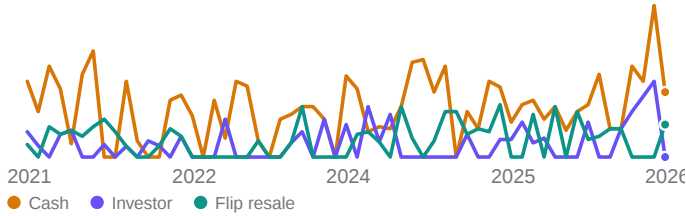
3.4%



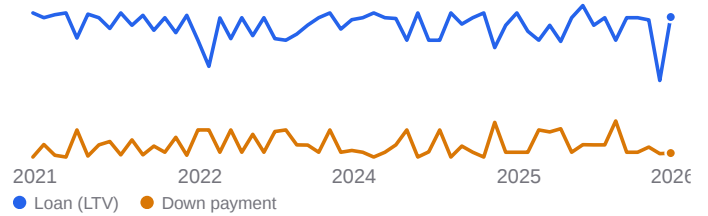
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 14%

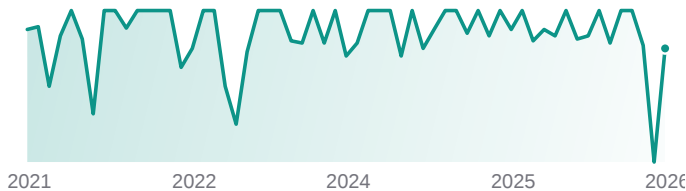


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.5%



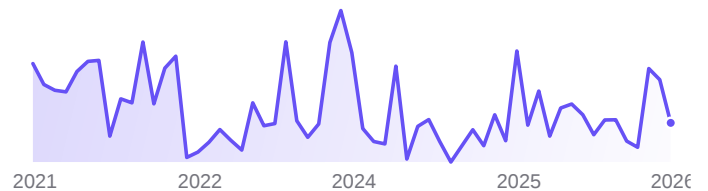
Sellers who sold at a gain

83%



Typical hold before selling

6.4 yrs



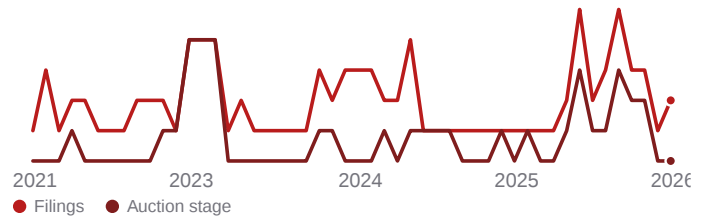
Median annualized return at resale

+8.1%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,605
Median value (AVM)	\$353K
Median size	1,733 ft²
Median bedrooms	3
Median year built	1966
Single family	80%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.0%
Owner occupied	77%
Company owned	8.3%
Median loan-to-value	44%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	12,149
Density	156 / mi²
Median household income	\$73K
Average household income	\$89K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	52
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	11.1%
Unemployment	1.2%
Average temp	46°F
Annual precip	48 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.