

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$590,979	\$689,941	+ 16.7%	\$590,979	\$689,941	+ 16.7%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	50	55	+ 10.0%	50	55	+ 10.0%
Percent of Original List Price Received*	104.0%	100.0%	- 3.8%	104.0%	100.0%	- 3.8%
New Listings	5	6	+ 20.0%	5	6	+ 20.0%

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

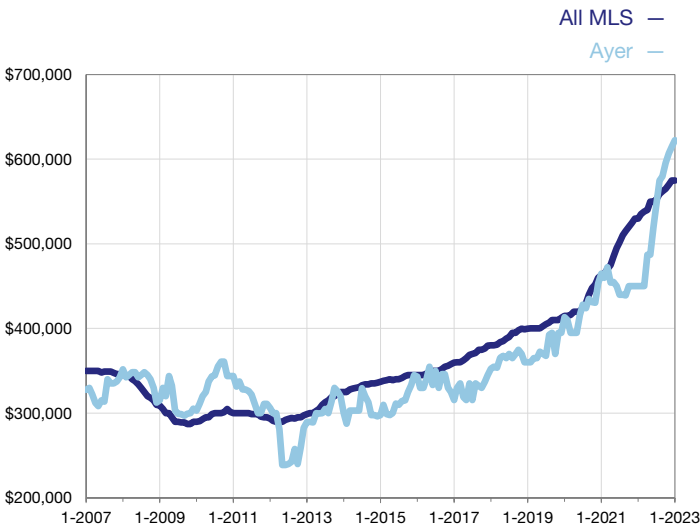
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$310,000	\$330,000	+ 6.5%	\$310,000	\$330,000	+ 6.5%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	14	4	- 71.4%	14	4	- 71.4%
Percent of Original List Price Received*	100.0%	103.4%	+ 3.4%	100.0%	103.4%	+ 3.4%
New Listings	1	1	0.0%	1	1	0.0%

* 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

