

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	3	- 25.0%	6	9	+ 50.0%
Closed Sales	0	5	--	9	8	- 11.1%
Median Sales Price*	\$0	\$415,000	--	\$417,000	\$481,250	+ 15.4%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	0	57	--	69	44	- 36.2%
Percent of Original List Price Received*	0.0%	95.6%	--	96.5%	98.2%	+ 1.8%
New Listings	4	5	+ 25.0%	8	14	+ 75.0%

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

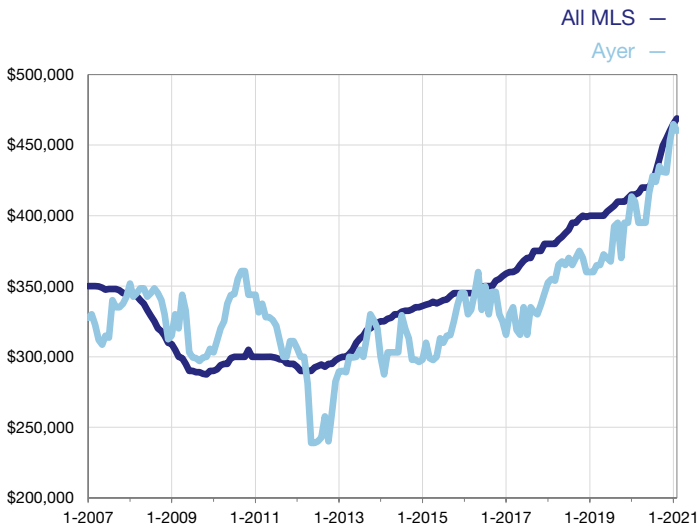
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	6	5	- 16.7%
Closed Sales	3	3	0.0%	9	7	- 22.2%
Median Sales Price*	\$197,000	\$425,000	+ 115.7%	\$239,500	\$425,000	+ 77.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	59	24	- 59.3%
Percent of Original List Price Received*	102.2%	97.7%	- 4.4%	99.0%	99.5%	+ 0.5%
New Listings	1	3	+ 200.0%	5	4	- 20.0%

* 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

