

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	6	0.0%	18	23	+ 27.8%
Closed Sales	4	6	+ 50.0%	15	16	+ 6.7%
Median Sales Price*	\$434,000	\$345,500	- 20.4%	\$395,000	\$405,700	+ 2.7%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	34	23	- 32.4%	57	36	- 36.8%
Percent of Original List Price Received*	98.7%	101.8%	+ 3.1%	97.6%	100.4%	+ 2.9%
New Listings	7	11	+ 57.1%	23	33	+ 43.5%

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

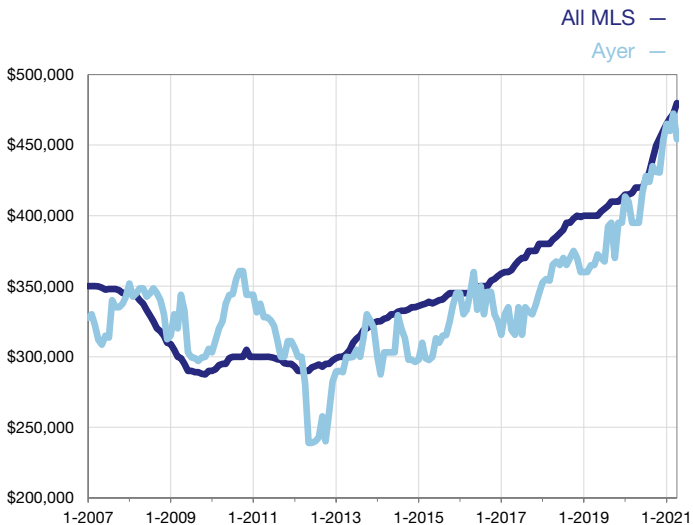
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	4	+ 33.3%	10	11	+ 10.0%
Closed Sales	0	1	--	12	14	+ 16.7%
Median Sales Price*	\$0	\$424,800	--	\$246,000	\$424,800	+ 72.7%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	2.3	0.4	- 82.6%	--	--	--
Cumulative Days on Market Until Sale	0	9	--	69	19	- 72.5%
Percent of Original List Price Received*	0.0%	100.0%	--	98.9%	101.6%	+ 2.7%
New Listings	4	6	+ 50.0%	14	12	- 14.3%

* 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

