

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	10	+ 100.0%	72	67	- 6.9%
Closed Sales	6	4	- 33.3%	70	63	- 10.0%
Median Sales Price*	\$510,500	\$426,250	- 16.5%	\$439,500	\$630,000	+ 43.3%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	21	- 38.2%	32	31	- 3.1%
Percent of Original List Price Received*	98.5%	98.5%	0.0%	102.0%	101.4%	- 0.6%
New Listings	4	6	+ 50.0%	84	94	+ 11.9%

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

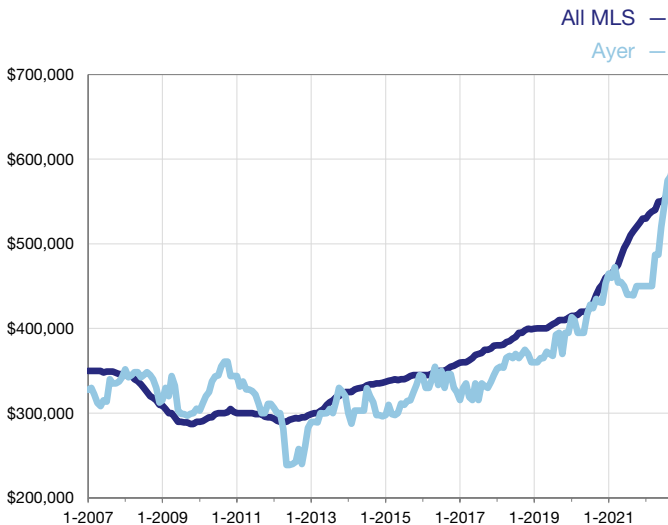
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	3	+ 200.0%	35	30	- 14.3%
Closed Sales	2	2	0.0%	42	28	- 33.3%
Median Sales Price*	\$318,500	\$401,500	+ 26.1%	\$392,500	\$417,500	+ 6.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	13	36	+ 176.9%	15	17	+ 13.3%
Percent of Original List Price Received*	106.2%	98.4%	- 7.3%	103.6%	103.1%	- 0.5%
New Listings	3	2	- 33.3%	40	32	- 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

