

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ayer

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	7	+ 600.0%	4	9	+ 125.0%
Closed Sales	2	4	+ 100.0%	5	7	+ 40.0%
Median Sales Price*	\$553,250	<b>\$523,000</b>	- 5.5%	\$590,979	<b>\$560,000</b>	- 5.2%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.3	<b>0.8</b>	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	22	<b>41</b>	+ 86.4%	39	<b>47</b>	+ 20.5%
Percent of Original List Price Received*	100.6%	<b>98.8%</b>	- 1.8%	102.6%	<b>99.3%</b>	- 3.2%
New Listings	6	7	+ 16.7%	11	13	+ 18.2%

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

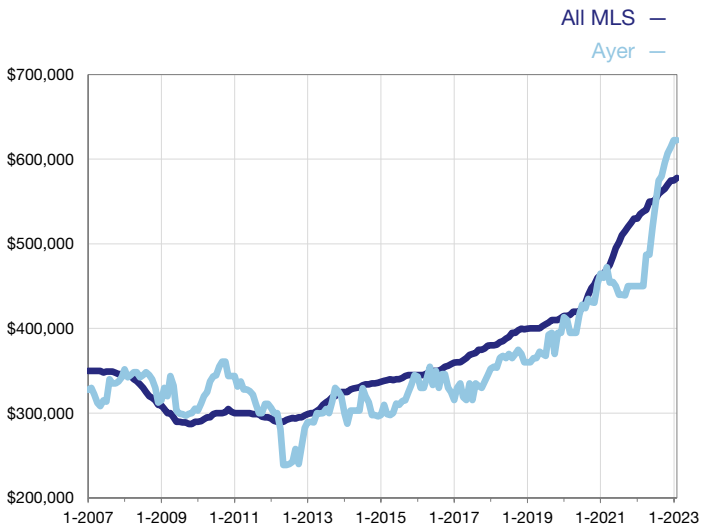
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	3	2	- 33.3%
Closed Sales	0	2	--	2	3	+ 50.0%
Median Sales Price*	\$0	<b>\$307,500</b>	--	\$310,000	<b>\$310,000</b>	0.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.3</b>	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	0	<b>27</b>	--	14	<b>19</b>	+ 35.7%
Percent of Original List Price Received*	0.0%	<b>102.2%</b>	--	100.0%	<b>102.6%</b>	+ 2.6%
New Listings	4	1	- 75.0%	5	2	- 60.0%

\* 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

