

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	12	13	+ 8.3%
Closed Sales	4	8	+ 100.0%	9	15	+ 66.7%
Median Sales Price*	\$622,450	\$675,000	+ 8.4%	\$590,979	\$660,000	+ 11.7%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 3.4%	35	37	+ 5.7%
Percent of Original List Price Received*	104.5%	99.3%	- 5.0%	103.5%	99.3%	- 4.1%
New Listings	9	7	- 22.2%	20	20	0.0%

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

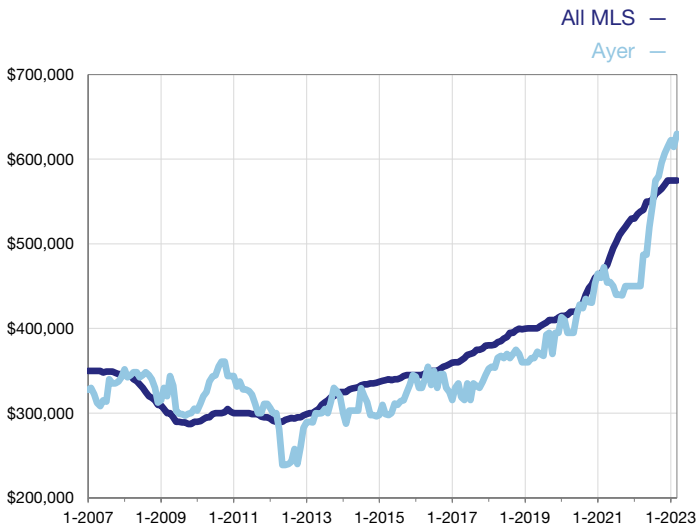
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	6	5	- 16.7%
Closed Sales	4	1	- 75.0%	6	4	- 33.3%
Median Sales Price*	\$428,250	\$542,500	+ 26.7%	\$415,000	\$320,000	- 22.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	162	+ 390.9%	27	55	+ 103.7%
Percent of Original List Price Received*	104.5%	101.4%	- 3.0%	103.0%	102.3%	- 0.7%
New Listings	2	6	+ 200.0%	7	8	+ 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

