

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	17	21	+ 23.5%
Closed Sales	5	4	- 20.0%	14	19	+ 35.7%
Median Sales Price*	\$685,000	\$607,500	- 11.3%	\$639,500	\$660,000	+ 3.2%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	22	59	+ 168.2%	30	41	+ 36.7%
Percent of Original List Price Received*	107.4%	97.9%	- 8.8%	104.9%	99.0%	- 5.6%
New Listings	9	5	- 44.4%	29	25	- 13.8%

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

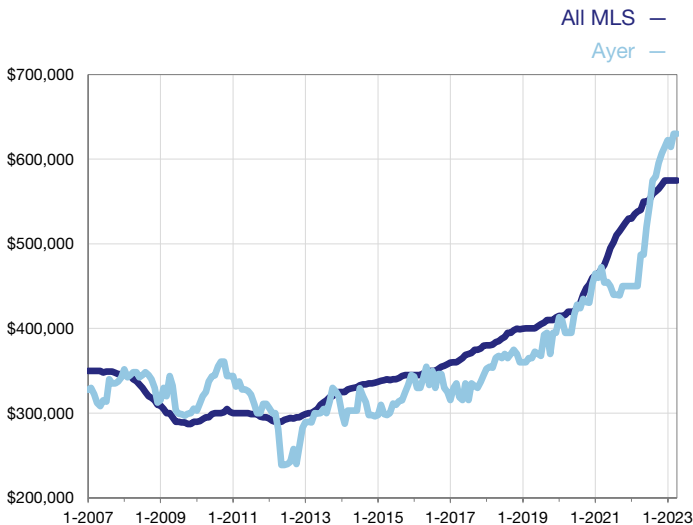
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	12	12	0.0%
Closed Sales	1	1	0.0%	7	5	- 28.6%
Median Sales Price*	\$272,000	\$639,900	+ 135.3%	\$405,000	\$330,000	- 18.5%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	8	2	- 75.0%	24	44	+ 83.3%
Percent of Original List Price Received*	113.3%	100.0%	- 11.7%	104.5%	101.8%	- 2.6%
New Listings	7	8	+ 14.3%	14	16	+ 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

