

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ayer

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	25	27	+ 8.0%
Closed Sales	5	7	+ 40.0%	19	26	+ 36.8%
Median Sales Price*	\$371,001	<b>\$550,000</b>	+ 48.2%	\$590,979	<b>\$642,360</b>	+ 8.7%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.0	<b>0.3</b>	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	16	<b>37</b>	+ 131.3%	26	<b>40</b>	+ 53.8%
Percent of Original List Price Received*	109.6%	<b>105.0%</b>	- 4.2%	106.1%	<b>100.6%</b>	- 5.2%
New Listings	7	5	- 28.6%	32	28	- 12.5%

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

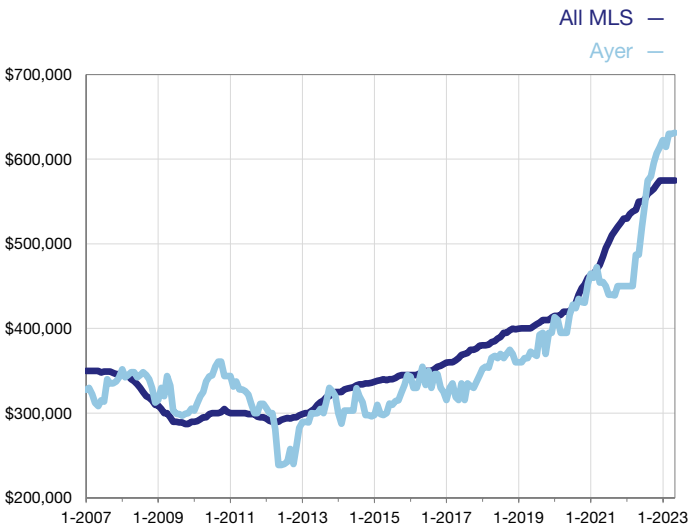
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	15	18	+ 20.0%
Closed Sales	1	4	+ 300.0%	8	9	+ 12.5%
Median Sales Price*	\$314,900	<b>\$458,638</b>	+ 45.6%	\$360,000	<b>\$330,000</b>	- 8.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	<b>1.6</b>	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	22	<b>20</b>	- 9.1%	24	<b>33</b>	+ 37.5%
Percent of Original List Price Received*	100.0%	<b>104.6%</b>	+ 4.6%	103.9%	<b>103.1%</b>	- 0.8%
New Listings	2	7	+ 250.0%	15	23	+ 53.3%

\* 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

