

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	30	33	+ 10.0%
Closed Sales	7	5	- 28.6%	26	31	+ 19.2%
Median Sales Price*	\$755,000	\$590,000	- 21.9%	\$625,000	\$590,000	- 5.6%
Inventory of Homes for Sale	17	3	- 82.4%	--	--	--
Months Supply of Inventory	3.0	0.5	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	25	36	+ 44.0%
Percent of Original List Price Received*	102.9%	103.0%	+ 0.1%	105.2%	101.0%	- 4.0%
New Listings	18	7	- 61.1%	50	35	- 30.0%

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

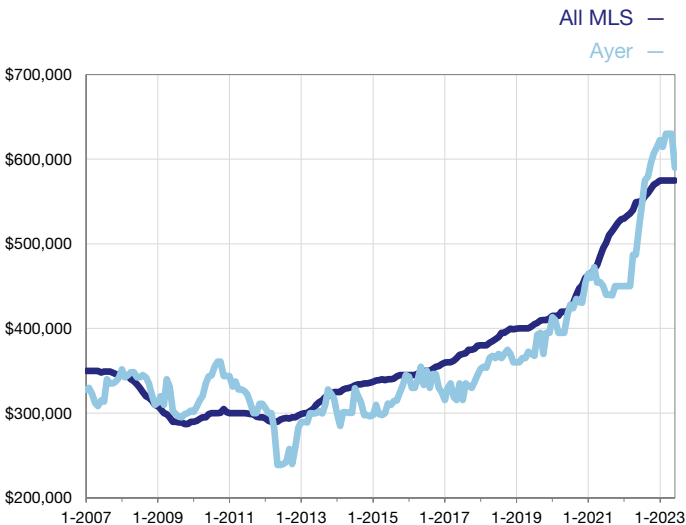
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	17	22	+ 29.4%
Closed Sales	4	9	+ 125.0%	12	18	+ 50.0%
Median Sales Price*	\$502,500	\$599,900	+ 19.4%	\$412,500	\$561,200	+ 36.0%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	13	22	+ 69.2%	20	28	+ 40.0%
Percent of Original List Price Received*	103.3%	102.5%	- 0.8%	103.7%	102.8%	- 0.9%
New Listings	4	5	+ 25.0%	19	28	+ 47.4%

* 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

