

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	38	38	0.0%
Closed Sales	9	6	- 33.3%	35	38	+ 8.6%
Median Sales Price*	\$645,000	\$469,000	- 27.3%	\$639,900	\$590,000	- 7.8%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	2.7	0.3	- 88.9%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	24	34	+ 41.7%
Percent of Original List Price Received*	103.2%	102.8%	- 0.4%	104.7%	101.3%	- 3.2%
New Listings	9	4	- 55.6%	59	39	- 33.9%

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

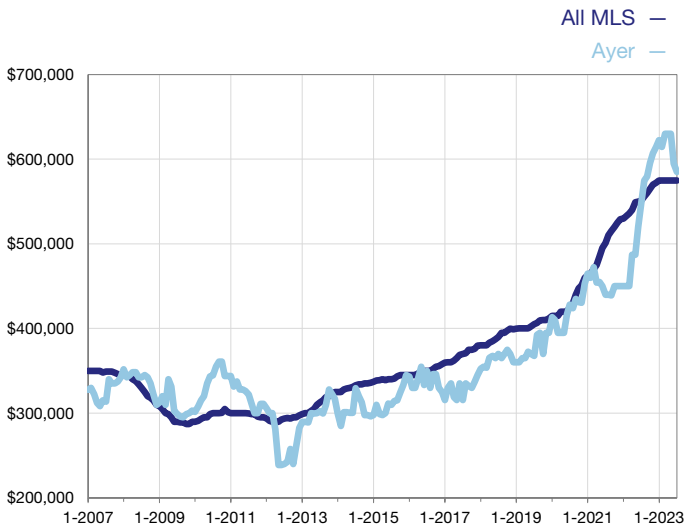
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	18	26	+ 44.4%
Closed Sales	3	4	+ 33.3%	15	23	+ 53.3%
Median Sales Price*	\$585,000	\$395,000	- 32.5%	\$425,000	\$530,000	+ 24.7%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	2.8	0.2	- 92.9%	--	--	--
Cumulative Days on Market Until Sale	5	39	+ 680.0%	17	29	+ 70.6%
Percent of Original List Price Received*	100.2%	94.6%	- 5.6%	103.0%	101.6%	- 1.4%
New Listings	4	1	- 75.0%	23	28	+ 21.7%

* 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

