

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ayer

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	47	41	- 12.8%
Closed Sales	6	3	- 50.0%	41	41	0.0%
Median Sales Price*	\$631,500	<b>\$650,000</b>	+ 2.9%	\$635,000	<b>\$590,000</b>	- 7.1%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.5	<b>0.9</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	26	<b>17</b>	- 34.6%	24	<b>32</b>	+ 33.3%
Percent of Original List Price Received*	97.5%	<b>100.9%</b>	+ 3.5%	103.7%	<b>101.3%</b>	- 2.3%
New Listings	6	<b>6</b>	0.0%	65	<b>45</b>	- 30.8%

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

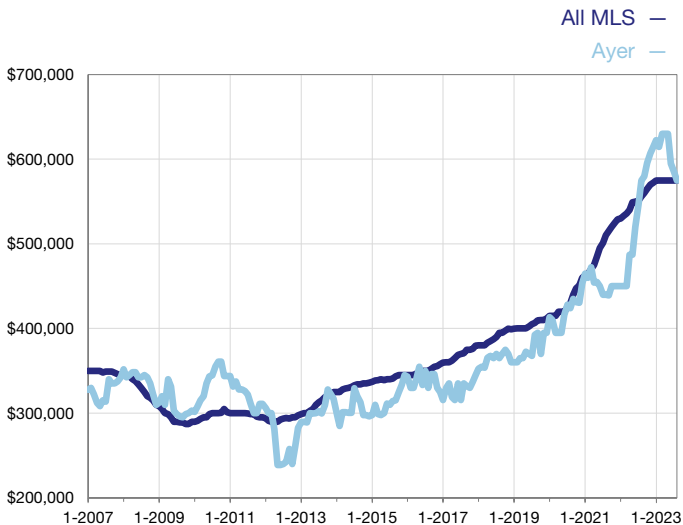
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	2	- 71.4%	25	28	+ 12.0%
Closed Sales	4	4	0.0%	19	27	+ 42.1%
Median Sales Price*	\$337,500	<b>\$445,765</b>	+ 32.1%	\$420,000	<b>\$515,000</b>	+ 22.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	13	<b>66</b>	+ 407.7%	16	<b>35</b>	+ 118.8%
Percent of Original List Price Received*	107.8%	<b>99.8%</b>	- 7.4%	104.0%	<b>101.4%</b>	- 2.5%
New Listings	3	<b>1</b>	- 66.7%	26	<b>29</b>	+ 11.5%

\* 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

