

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ayer

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	53	43	- 18.9%
Closed Sales	12	4	- 66.7%	53	45	- 15.1%
Median Sales Price*	\$587,500	<b>\$671,250</b>	+ 14.3%	\$630,000	<b>\$635,000</b>	+ 0.8%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	36	36	0.0%	27	33	+ 22.2%
Percent of Original List Price Received*	96.5%	<b>94.5%</b>	- 2.1%	102.0%	<b>100.7%</b>	- 1.3%
New Listings	8	4	- 50.0%	73	49	- 32.9%

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

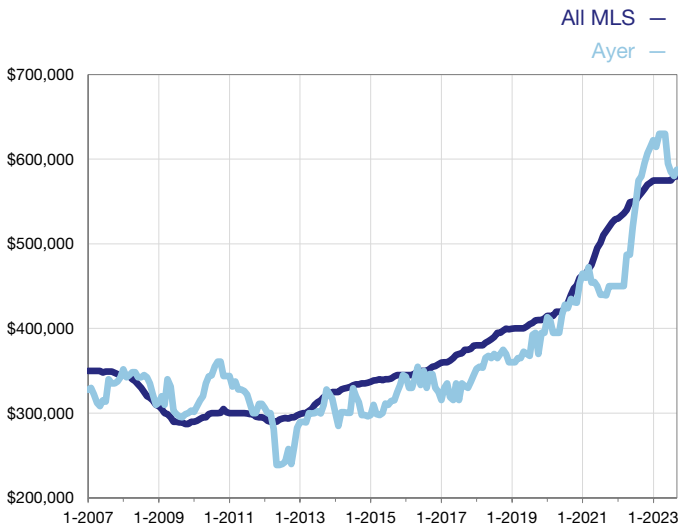
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	25	28	+ 12.0%
Closed Sales	6	2	- 66.7%	25	29	+ 16.0%
Median Sales Price*	\$433,050	<b>\$228,500</b>	- 47.2%	\$420,000	<b>\$475,000</b>	+ 13.1%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	16	34	+ 112.5%
Percent of Original List Price Received*	101.1%	<b>108.2%</b>	+ 7.0%	103.3%	<b>101.8%</b>	- 1.5%
New Listings	2	0	- 100.0%	28	29	+ 3.6%

\* 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

