

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	57	48	- 15.8%
Closed Sales	6	2	- 66.7%	59	47	- 20.3%
Median Sales Price*	\$637,000	\$498,000	- 21.8%	\$630,000	\$590,000	- 6.3%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	71	19	- 73.2%	31	32	+ 3.2%
Percent of Original List Price Received*	98.0%	101.0%	+ 3.1%	101.6%	100.7%	- 0.9%
New Listings	8	4	- 50.0%	81	53	- 34.6%

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

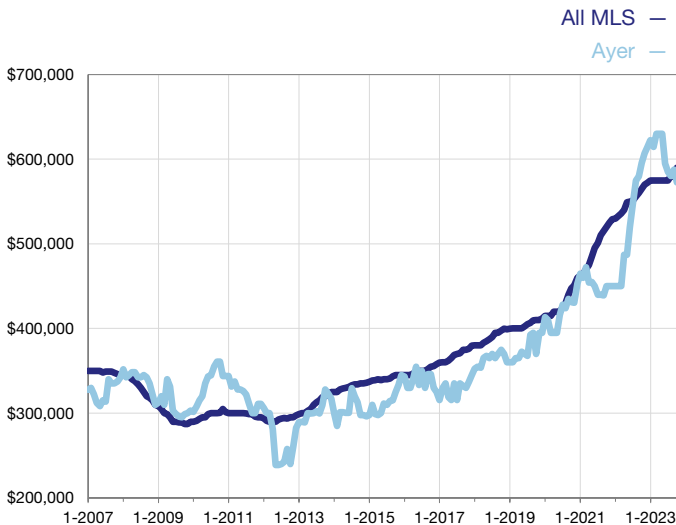
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	27	29	+ 7.4%
Closed Sales	1	1	0.0%	26	30	+ 15.4%
Median Sales Price*	\$300,000	\$295,000	- 1.7%	\$417,500	\$462,500	+ 10.8%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	5	12	+ 140.0%	15	33	+ 120.0%
Percent of Original List Price Received*	107.2%	101.8%	- 5.0%	103.5%	101.8%	- 1.6%
New Listings	1	3	+ 200.0%	29	32	+ 10.3%

* 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

