

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	65	51	- 21.5%
Closed Sales	4	3	- 25.0%	63	50	- 20.6%
Median Sales Price*	\$426,250	\$485,000	+ 13.8%	\$630,000	\$590,000	- 6.3%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	31	32	+ 3.2%
Percent of Original List Price Received*	98.5%	97.6%	- 0.9%	101.4%	100.5%	- 0.9%
New Listings	6	4	- 33.3%	87	57	- 34.5%

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

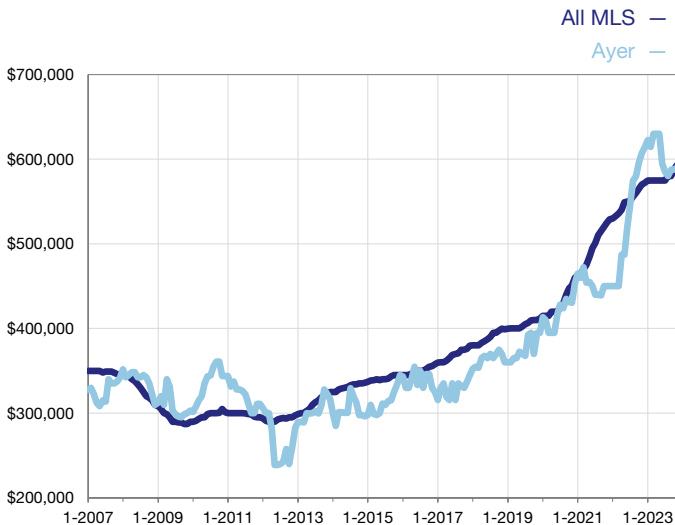
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	29	30	+ 3.4%
Closed Sales	2	2	0.0%	28	32	+ 14.3%
Median Sales Price*	\$401,500	\$388,000	- 3.4%	\$417,500	\$462,500	+ 10.8%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	36	15	- 58.3%	17	32	+ 88.2%
Percent of Original List Price Received*	98.4%	105.3%	+ 7.0%	103.1%	102.1%	- 1.0%
New Listings	2	0	- 100.0%	31	32	+ 3.2%

* 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

