

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	70	56	- 20.0%
Closed Sales	9	4	- 55.6%	72	54	- 25.0%
Median Sales Price*	\$495,000	\$640,500	+ 29.4%	\$614,500	\$615,500	+ 0.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	27	43	+ 59.3%	30	33	+ 10.0%
Percent of Original List Price Received*	102.1%	101.0%	- 1.1%	101.5%	100.6%	- 0.9%
New Listings	1	3	+ 200.0%	88	59	- 33.0%

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

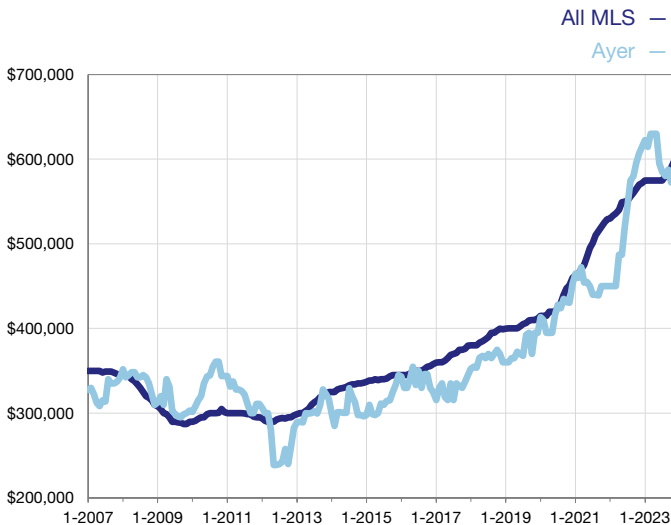
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	0	- 100.0%	34	30	- 11.8%
Closed Sales	6	0	- 100.0%	34	32	- 5.9%
Median Sales Price*	\$280,000	\$0	- 100.0%	\$377,050	\$462,500	+ 22.7%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	73	0	- 100.0%	27	32	+ 18.5%
Percent of Original List Price Received*	95.9%	0.0%	- 100.0%	101.8%	102.1%	+ 0.3%
New Listings	3	2	- 33.3%	34	34	0.0%

* 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

