

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

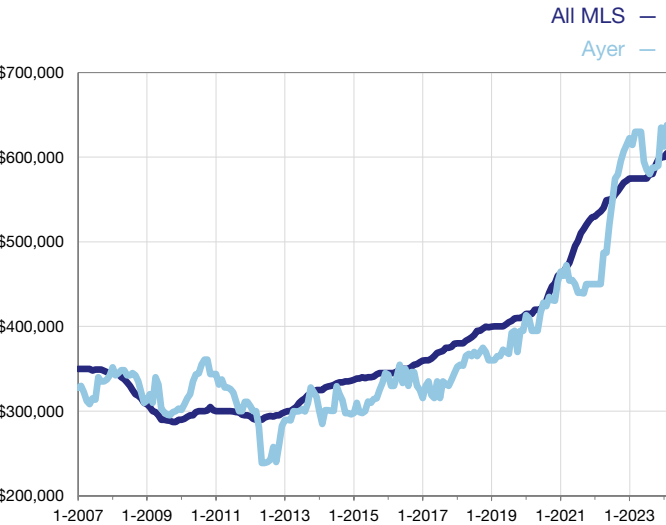
Single-Family Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	7	+ 16.7%	8	10	+ 25.0%
Closed Sales	4	3	- 25.0%	7	9	+ 28.6%
Median Sales Price*	\$523,000	\$652,000	+ 24.7%	\$560,000	\$500,000	- 10.7%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	41	33	- 19.5%	47	29	- 38.3%
Percent of Original List Price Received*	98.8%	101.9%	+ 3.1%	99.3%	102.3%	+ 3.0%
New Listings	6	4	- 33.3%	12	9	- 25.0%

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

Condominium Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	2	5	+ 150.0%
Closed Sales	2	2	0.0%	3	2	- 33.3%
Median Sales Price*	\$307,500	\$332,500	+ 8.1%	\$310,000	\$332,500	+ 7.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	19	26	+ 36.8%
Percent of Original List Price Received*	102.2%	102.3%	+ 0.1%	102.6%	102.3%	- 0.3%
New Listings	1	1	0.0%	2	4	+ 100.0%

* 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

