

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

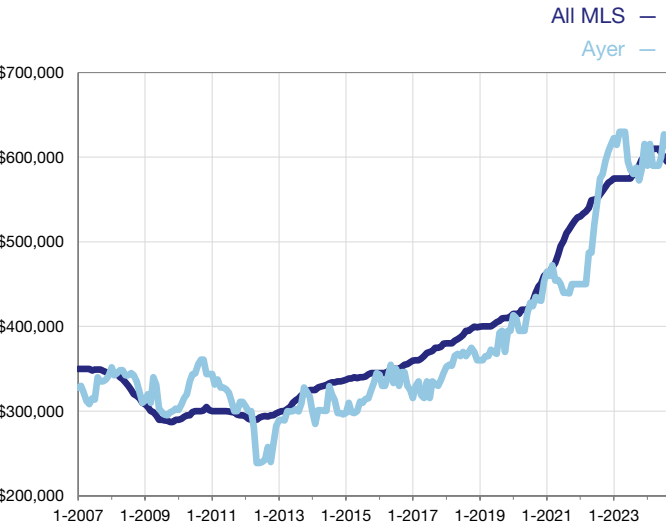
Single-Family Properties	August			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	8	+ 100.0%	41	49	+ 19.5%
Closed Sales	3	4	+ 33.3%	41	46	+ 12.2%
Median Sales Price*	\$650,000	\$589,450	- 9.3%	\$590,000	\$588,000	- 0.3%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	17	22	+ 29.4%	32	21	- 34.4%
Percent of Original List Price Received*	100.9%	100.4%	- 0.5%	101.3%	101.7%	+ 0.4%
New Listings	6	4	- 33.3%	45	55	+ 22.2%

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

Condominium Properties	August			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	28	16	- 42.9%
Closed Sales	4	2	- 50.0%	27	14	- 48.1%
Median Sales Price*	\$445,765	\$380,768	- 14.6%	\$515,000	\$355,000	- 31.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--
Cumulative Days on Market Until Sale	66	35	- 47.0%	35	29	- 17.1%
Percent of Original List Price Received*	99.8%	98.9%	- 0.9%	101.4%	103.4%	+ 2.0%
New Listings	1	2	+ 100.0%	29	17	- 41.4%

\* 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

