

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

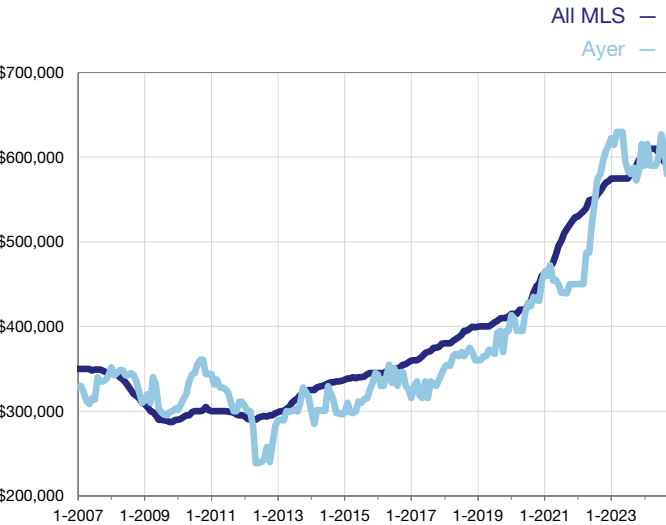
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	43	52	+ 20.9%
Closed Sales	4	7	+ 75.0%	45	53	+ 17.8%
Median Sales Price*	\$671,250	\$550,000	- 18.1%	\$635,000	\$586,000	- 7.7%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 2.8%	33	23	- 30.3%
Percent of Original List Price Received*	94.5%	99.6%	+ 5.4%	100.7%	101.5%	+ 0.8%
New Listings	4	8	+ 100.0%	49	63	+ 28.6%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	28	17	- 39.3%
Closed Sales	2	2	0.0%	29	16	- 44.8%
Median Sales Price*	\$228,500	\$348,000	+ 52.3%	\$475,000	\$355,000	- 25.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	19	13	- 31.6%	34	27	- 20.6%
Percent of Original List Price Received*	108.2%	119.4%	+ 10.4%	101.8%	105.4%	+ 3.5%
New Listings	0	2	--	29	19	- 34.5%

* 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

