

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ayer

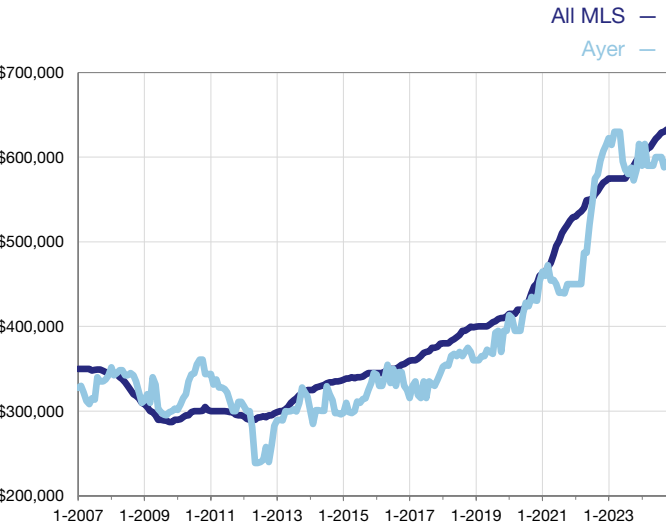
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	8	+ 300.0%	45	60	+ 33.3%
Closed Sales				2	6	+ 200.0%	47	59	+ 25.5%
Median Sales Price*				\$498,000	\$685,000	+ 37.6%	\$590,000	\$586,000	- 0.7%
Inventory of Homes for Sale				9	7	- 22.2%	--	--	--
Months Supply of Inventory				1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale				19	20	+ 5.3%	32	23	- 28.1%
Percent of Original List Price Received*				101.0%	100.5%	- 0.5%	100.7%	101.4%	+ 0.7%
New Listings				4	8	+ 100.0%	53	71	+ 34.0%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	2	+ 100.0%	29	19	- 34.5%
Closed Sales				1	2	+ 100.0%	30	18	- 40.0%
Median Sales Price*				\$295,000	\$299,950	+ 1.7%	\$462,500	\$342,500	- 25.9%
Inventory of Homes for Sale				2	3	+ 50.0%	--	--	--
Months Supply of Inventory				0.6	1.7	+ 183.3%	--	--	--
Cumulative Days on Market Until Sale				12	43	+ 258.3%	33	29	- 12.1%
Percent of Original List Price Received*				101.8%	94.7%	- 7.0%	101.8%	104.2%	+ 2.4%
New Listings				3	3	0.0%	32	22	- 31.3%

* 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

